
From: Nikki Morton <nmorton@morph-ecological.co.uk>
Sent: 30 November 2022 12:12
To: Planning Folder
Cc: Sarah Postlethwaite
Subject: 22/00882/OUT (re-consultation) - Christopher Brown - Ecology Comments

Categories: Rudi

Good afternoon,

22/00882/OUT | Outline planning application (all matters reserved) for extension of MIRA Technology Park to comprise employment use (Class B2); associated office and service uses (Class E g); storage (Class B8); new spine road; car parking, landscaping and enabling works | Land Adjacent Mira Technology Park Caldecote Warwickshire CV10 0TS

I have reviewed the recently submitted Biodiversity Net Gain calculations. I can see that there is currently a net loss of habitat units. However, I can see that the baseline habitats are fairly low value therefore I have no major concerns at this stage. The Net Loss should be addressed at the Reserved Matters stage, where a minimum of 10% net gain should be achieved. Some of the proposed buildings are quite large and therefore the option of green roofs should be explored as this can help achieve Net Gain. There are a few issues with the completed Metric which should be addressed during the next revisions when the site details are finalised (I will expect to see a revised metric with the Reserved Matters application). Firstly, I would also question the use of 'fairly poor' conditions, the condition assessment sheets only come out as poor, moderate or good. The 'fairly' conditions should only be used in exceptional circumstances where the condition assessment sheets do not address something about the habitats, but needs to be clearly justified within the metric (currently no justification is present). Secondly I would have to question whether some of the proposed habitat types are achievable, for example a good condition woodland and urban trees would take a substantial number of years to achieve the conditions. For example an Urban Tree would need to be either a mature or veteran tree, or have deadwood, cavities, ivy and loose bark. Good condition woodlands are also typically mature woodlands with a variety of age classes, structure, regeneration, deadwood etc. I would like to see further justification of habitats with accompanying maps.

I therefore recommend that the following Condition is attached to any outline planning permission:

- No development (including vegetation clearance or building demolition) shall take place until an ecological mitigation, compensation and enhancement strategy has been submitted to and approved in writing by the LPA. Any mitigation, compensation or enhancement measures need to be clearly shown on all relevant submitted plans/elevations. All works are to proceed strictly in accordance with the approved scheme.

Kind regards,

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On behalf of Leicestershire County Council (Ecology Team)

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