

Site Name	Hinckley And District General Hospital Mount Road Hinckley Leicestershire LE10 1AE	Advice Request	Ecology
Planning Ref	23/00851/OUT	Response Deadline	28 th September 2023
Planning Officer	Christopher Brown	Completed By	Kirsten Hunter BSc ACIEEM
Date of Request	7 th September 2023	Date of Issue	30 th November 2023

Stance: Object pending further survey effort and detail on ecological enhancement features

Dear Christopher,

I am writing in respect of ecological matters for the above application regarding the outline planning permission for the redevelopment of a Community Diagnostics Centre (CDC) and Endoscopy building (Use Class E(e)) (some matters reserved except for access, scale and layout). I have accessed the Leicestershire and Rutland Environmental Records Centre (LRERC) database and Hinckley and Bosworth Borough Council's online planning portal and reviewed the following documents:

- Planning Statement dated August 2023;
- Biodiversity Net Gain Feasibility report by Geosphere Environmental Ltd dated 31st July 2023;
- External Lighting Strategy (undated – portal upload date is 29th August 2023);
- Great Crested Newt eDNA survey letter by Geosphere Environmental Ltd dated 31st July 2023;
- Landscaping Plan, revision Po6 dated 14th July 2023 – Drg No. 1782-DBC-ZZ-ZZ-DR-A-0650;
- Preliminary Ecological Appraisal by Geosphere Environmental Ltd dated 14th July 2023; and
- Site Location Plans and Proposed Site Plan, most recent revision dated 12th July 2023.

The following points are noted in relation to the application:

- The preliminary roost assessment (PRA) undertaken as part of the preliminary ecological appraisal (PEA) identified Building B1 as high potential for roosting bats (Table 2 of the PEA). The results of the recommended bat emergence/re-entry surveys should be made available on the planning portal for review. If not yet completed, these surveys must be carried out on Building 1 prior to works commencing with appropriate survey effort as per best practice guidance (*Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th Edition*, Collins (2016)). If a bat roost is confirmed, licencing from Natural England must be sought before works can commence;
- LRERC indicates the Site falls within a 'swift alert area' which is not considered in the PEA. As the proposed development fulfils one or more of the following criteria – new development, major re-development or demolition of 2+ storey extension - the proposed plans must take swifts into account as per the Swifts and Planning Guidance Note. This may take the form of ensuring adequate provision for nesting and foraging swifts in the landscape plans, including installation of swift bricks built as per manufacturer's specifications into the proposed buildings and native

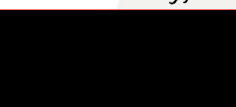
planting to ensure invertebrate diversity for suitable foraging. The details of this should be agreed with the local planner prior to commencement of development.

In addition to the above, the following recommendations are given as pre-commencement conditions:

- As present, the Biodiversity Net Gain Feasibility assessment achieves a net gain of +0.1330 (+11.71%) for area habitats based on the Landscaping Plan. This exceeds the 10% net gain expected to become mandatory in Jan 2024. As the design develops and is refined, further BNG metrics will need to be produced. Detailed landscape design proposals will need to be prepared in conjunction with the BNG assessments particularly in relation to placement of ecological enhancement features;
- A precautionary method of working such as a Reasonable Avoidance Measures Method Statement (RAMMS) document should be produced for amphibians, breeding birds, hedgehog and badger. This document should include the need for a badger walkover and breeding birds check immediately prior (within 24 hours) to works commencing. RAMMS should be in place and implemented prior to commencement of works and form a pre-commencement condition;
- Production of a lighting strategy sensitive to bats particularly with regards to limiting light spill into suitable foraging and commuting habitat. This is particularly relevant given the Site's proximity to the good quality habitat of Argents Mead, which lies immediately to the north-west of the Site. There is opportunity, given suitable native planting on Site as recommended in the PEA and creation of 'dark' vegetation corridors, to encourage potential bats utilising Argents Mead for foraging to expand into the area of the new development. Such planting should complement placement of bat boxes to encourage successful uptake of the boxes;
- Production of a Construction Ecological Management Plan (CEMP) should be undertaken with details on installation of ecological enhancements e.g. bat and bird boxes which should clearly be marked on the final landscape plan; and
- Production of a 30-year Landscape Ecological Management Plan (LEMP) to ensure overall habitat establishment and the achievement of created habitats to achieve conditions sought in the BNG.

The above should be undertaken and uploaded to the planning portal for review before planning can be granted.

Yours sincerely,

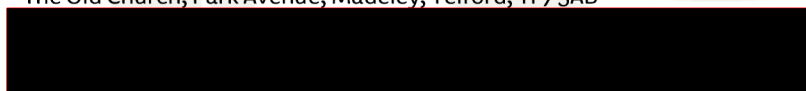


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On behalf of Leicestershire County Council (Ecology Team)

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