

From: Nikki Morton <nmorton@morph-ecological.co.uk>
Sent: 13 August 2023 17:54
To: Planning Folder New
Cc: Sarah Postlethwaite; Jennifer Lucas
Subject: 23/00667/FUL - Sullivan Archer - Ecology Comments

Good afternoon,

23/00667/FUL | Change of use of the Old Rectory from a dwellinghouse (Class C3) to a Specialist Education Needs (SEN) School (Class F1), erection of two single storey classrooms, a Multi-Use Gaming Area (MUGA), revised parking layout with electric charging points, widening of access, replacement perimeter fencing and external landscaping, works to trees and other works. | The Old Rectory 8 Rectory Lane Market Bosworth Nuneaton Leicestershire CV13 0LS

I have reviewed the Preliminary Ecological Appraisal report produced by SEED (July 2023). The report recommends further bat activity surveys of the building; however, it's not clear what the impacts to the building will be. Are works required to the roof? If this is the case then the bat activity surveys are required prior to determination.

I'm quite concerned that the biodiversity net gain calculations show the woodland as mostly being retained and enhanced, but from the plans, it appears that the majority of the trees will be lost. I would also question the line of trees, as the east of the site appears to be more of a woodland from the topographical map (and shown as groups in the arboricultural assessment), which it appears that a lot of trees in this group will be lost. This area is indicated as bare ground on the Habitat Plan, so has tree clearance already occurred?

It appears from the report that the extent of tree loss was unknown at the time of the report production and was not updated in the latest revision of the report. However, this is confusing given that the arboricultural survey and ecological surveys were carried out on the same day by the same company.

I recommend that the ecology reports and biodiversity net gain assessments refer to the arboricultural assessments and the proposed plans and amend accordingly prior to determination.

Kind regards,

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On behalf of Leicestershire County Council (Ecology Team)

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