
From: Sarah Postlethwaite <Sarah.Postlethwaite@leics.gov.uk>
Sent: 11 July 2024 17:03
To: Matt Jedruch
Subject: 23/01090/OUT final ecology comments

23/01090/OUT | Outline Application for the construction of employment units (Use Classes E(g)(i), E(g)(ii), B2 and B8) (some matter reserved except for access). | Land At Cliffe Lane Markfield Leicestershire

Hi Matt

I have now received a copy of the BNG metric spreadsheet and also reviewed the May 2024 EcIA report. Both are satisfactory and there is no need for further ecological information to be submitted, as I am satisfied that the BNG survey was undertaken by someone competent enough to identify grassland habitat types outside the optimal period.

No reptiles were recorded on site, and no evidence of active badger setts was found, although a discussed outlier sett was present and they are likely to still utilise the site for foraging. Suitable habitat exists where a new sett could also be established. Foraging pipistrelle bats made up the large majority of bat activity on site; the site is considered to be of moderate value to bats, although the woodland was not surveyed since it is being retained.

The BNG metric shows that the development will result in a loss of 12% in habitat units and in 8% hedgerow units. As the application is pre-mandatory BNG only a gain of at least 1% is required, in line with NPPF requirements. The watercourse element of the metric has been completed since a small brook runs through the site, however, since there is no impact on the brook the gain can come from elsewhere (with mandatory BNG the trading rules would need to be adhered to and some gain shown for watercourse units, which would most likely have to be provided off-site). There is scope to provide at least some of the BNG gain on site, with the appropriate landscaping.

I therefore recommend the following Conditions are attached to any permission:

No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- A. Identification of potentially damaging construction activities**
- B. identification of biodiversity protection zones**
- C. practical measures and sensitive working practices to avoid or reduce impacts during construction on bats, badgers and nesting birds**
- D. responsible persons for overseeing sensitive works**
- E. use of protective fencing where required**

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

No development shall take place (including ground works or vegetation clearance) until an updated badger survey report has been submitted to and approved in writing by the LPA. This survey is to be carried out within 6 months of the likely commencement of works on site. It is to include details on mitigation measures for badgers if necessary. All works are to proceed strictly in accordance with the approved document

No development shall take place (including ground works or vegetation clearance) until a Biodiversity Net Gain Plan (the Plan) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide a minimum of 1% net gain on the reported baseline habitat loss (as per the metric spreadsheet dated 08/05/24 completed by Nathalie Cossa). The Plan shall include the following details:

- A) Location plan of the area(s) to be used for Biodiversity Net Gain;**

- B) Description of existing habitats on and off site;
- C) Description of planned habitat creation/enhancement, including species;
- D) Baseline habitat data used to inform metric;
- E) Habitat creation/enhancement plans used to inform metric;
- F) Timetable for implementation of habitat creation/enhancement;
- G) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required;
- H) Mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the Plan.

Regards,

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