

TECHNICAL NOTE: ECOLOGY

Gladman Ltd.

Land South of Cunnery Close

June 2026

BACKGROUND

The following Technical Note has been produced by FPCR Environment and Design Ltd. on behalf of Gladman Ltd. to address comments provided by Hinkley and Bosworth Borough Council in relation to the Outline planning application (26/00257/OUT) for the erection of up to 158 dwellings (all matters reserved).

An updated BNG report (FPCR, May 2026) and Biodiversity Metric (FPCR, May 2026) have been submitted alongside this technical note and should be read in conjunction with the following comments.

For clarity, where considered suitable, the Council comments are shown in *Blue italic* text with the subsequent FPCR response in black.

BIODIVERSITY NET GAIN CONSIDERATIONS

In the BNG report, Table 3 and the hedgerow tab in the metric do not match. - please can this be amended

This has now been updated and is consistent across the report and metric

Further information is needed on why the ditch is split into three areas – please user comments be completed.

The riparian encroachment levels of the three sections of ditch differ and therefore have been split. The middle section is classed as 'Major/No encroachment' due to the presence of woodland on the southern bank top. While the northern and southern sections of ditch are classed as 'Major/Major' due to the arable nature of both bank tops. This has now been highlighted within the user comments.

Please can the results from the river condition assessment survey (MoRPh) also be presented.

These have now been included within the Net Gain report in Appendix C.

While the survey limitations acknowledges that the survey took place outside the recommended the survey season, further justification is needed as to how the surveyors have confidence that the other neutral grassland condition and species list was not undervalued.

The Other Neutral Grassland was dominated by coarse grasses with frequent false oat-grass and cock's-foot, herbs were low in abundance. The area is very small and contains a high proportion of undesirable species such as creeping thistle and common nettle. The survey was undertaken just outside the optimal survey period and the sward remained unmanaged, with growth from the season still present and identifiable. Previous surveys of the grassland were undertaken in April 2019 and the grassland was found to be predominantly unchanged during the update habitat assessment. Therefore, it was considered highly unlikely any additional

species would be present that would improve the score of the condition assessments for the current assessment.

If not already in the EclA report, please can photos of the site be provided.

Photos are provided within the EclA however a larger range has now been included within Appendix D of the BNG report

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