

Site Name	Basin Bridge Bungalow Hinckley Lane Higham On The Hill Nuneaton Leicestershire CV13 6LJ	Advice Request	Ecology
Planning Ref	23/00758/FUL	Response Deadline	5 th September 2023
Planning Officer	Christopher Brown	Completed By	Dean LeFeuvre BSC MCIEEM
Date of Request	15 th August 2023	Date of Issue	4 th September 2023

Stance: No objection.

Dear Chris,

I am writing in respect of ecological matters for the above application advice request regarding the proposed demolition of existing bungalow and construction of single dwelling including revised access, parking and landscaping.

I have reviewed the following documents on the Hinckley & Bosworth Borough Council's online planning portal.

- **Site Location Plan, Existing Site Plan, Drg No. 22 106 S0001 P1, Proposed Site Plan, Drg No. 22 106 K0001 Rev P2, Proposed Detail Site Plan, Drg No. 22 106 K0002 Rev P1 and Ecological Impact Assessment.**

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) for existing protected species data and designated sites within the locality, which may incur potential impacts depending on the proposals. This identified the presence of Ashby Canal, a Local Wildlife Site (LWS) immediately adjacent the proposed development site, along with a recorded of an Otter (*Lutra lutra*).

The Ecological Impact Assessment report dated March 2023 by Swift Ecology is acceptable as a preliminary assessment of the Site. The report identified the following pertinent points;

LWS

The proposed development site is located immediately adjacent to Ashby Canal LWS. Therefore I recommended that a planning condition is attached to any approved scheme for the submission of a Construction and Environmental Management Plan (CEMP) ensuring that there are no direct impacts on this site as a result of the construction phase. This should include mitigation for pollution runoff (e.g. fuel spills, surface water/siltation) and lighting as per Section 5.1 of the report.

Priority Habitat

The proposals will result in the loss of circa 17m of native species-poor hedgerow and therefore this will need to be mitigated against by the provision of newly planted hedgerow as part of the landscape proposals. Therefore I recommended that a planning condition is attached to any approved scheme for the submission of a Landscape and Ecological Management Plant (LEMP) providing the details,



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management and maintenance of the proposed hedge. The LEMP can also include all other recommended biodiversity enhancements (e.g. bat, bird & invert boxes & log piles) as per Section 6 of the PEA report. The LEMP can then be discharged by submission of the document along with images of the Installed biodiversity enhancements on site.

Bats

Due to the presence of the LWS and surrounding countryside habitats combined with the currently unlit nature of the site, I recommended that a planning condition is attached to any approved scheme for the submission of a Lighting Strategy to ensure that there are no adverse impacts upon nocturnal wildlife. The lighting plan should include the location and specification for any proposed lights on the site and should reflect the latest Bat Conservation Trust's (BCT) Bats and Lighting in the U.K. guidance.

The bungalow to be demolished supported low bat roost potential and therefore a recommendation has been made to complete its demolition under a Method Statement (MS) combined with precautionary working measures and an ecological watching brief. Usually, LCC would expect a single nocturnal presence/absence survey to have been completed on the structure as per the guidelines to determine its use by roosting bats prior to approval of planning permission. However on this occasion, in the absence of additional nocturnal surveys, the submitted MS (appendix 6) is accepted as a suitable approach to proceed based on the justification provided. A planning condition stating that the demolition of the bungalow should only take place in accordance with the submitted MS should be included to ensure that there no impacts upon roosting bats. A copy of the MS should be available to site workers and displayed on site at all times during site clearance and demolition.

A single retained tree was identified as having low bat roost potential following an endoscope inspections. Protection measures for this tree (and all others on site) can be included within the submitted CEMP.

Breeding Birds

A standard technical note relating to breeding birds and the removal of vegetation should be attached to any approved scheme.

Other Protected/Notable Species

Due to the close proximity of suitable habitats for a range of terrestrial mammals (otter, water vole, badger & hedgehog) and herpetofauna (reptiles & amphibians), the production of a Reasonable Avoidance Measures Method Statement (RAMMS) should be provided as planning condition detailing appropriate mitigation, precautionary and best practice measures to ensure no harm comes to such species as result of the construction activities on site (e.g. entrapment). The RAMMS must be adhered to at all times during the construction and a copy should be available to site workers and displayed on site at all times during site clearance.



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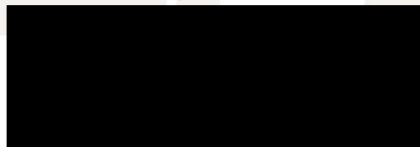
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Biodiversity Net Gain (BNG)

The Site does not currently meet the legal requirements for providing BNG on small sites and therefore no specific assessments are required. The biodiversity enhancements recommended within the PEA report will provide adequate mitigation and enhancement for this Site, which will be shown within the submitted LEMP.

Providing the above planning conditions and technical notes are attached to the approved scheme, I have no holding objections to the proposals.

Yours sincerely,



Dean LeFeuvre BSc (Hons) MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)