
From: Nikki Morton <nmorton@morph-ecological.co.uk>
Sent: 27 October 2022 20:10
To: Planning Folder
Cc: Sarah Postlethwaite
Subject: 22/00882/OUT - Christopher Brown

Categories: Rudi

Good evening,

22/00882/OUT | Outline planning application (all matters reserved) for extension of MIRA Technology Park to comprise employment use (Class B2); associated office and service uses (Class E g); storage (Class B8); new spine road; car parking, landscaping and enabling works | Land Adjacent Mira Technology Park Caldecote Warwickshire CV10 0TS

The submitted ecology documents have all been reviewed (Preliminary Ecological Appraisal, Great Crested Newt Survey, Bat Survey, Bat Activity, Breeding Birds and Reptiles all produced by Middlemarch). The reports noted that great crested newts are present within the site boundary (including breeding within a pond proposed for removal). There is also a common pipistrelle bat day roost within a tree on site and common pipistrelle day roost within one of the farm buildings.

The protected species survey work is considered sufficient at this stage to make an assessment, therefore updated surveys can be dealt with by Conditions or at the Reserved Matters stage.

Can you please clarify if the buildings are proposed to be demolished prior to the Reserved Matters stage?

No Biodiversity Net Gain (BNG) assessment has been submitted as part of the application. As a minimum, the baseline BNG assessment is required at this stage, before any decision is made on the application. They cannot be left to reserved matters stage as plans may need to change to accommodate biodiversity enhancements. If biodiversity net gain cannot be achieved within the site, the provision of off-site compensation can be Conditioned. However, a baseline assessment and metric value of the existing habitats on site is still required at this stage.

Therefore I would advise that this application is delayed until the following information has been submitted:

- As a minimum, the baseline Biodiversity Units should be calculated using the DEFRA 3.1 (or later) Metric. Should the site designs be finalised, the offsetting calculations can also be included within this assessment.

The NPPF (section 180. d) states that 'opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'. DEFRA have released biodiversity net gain calculations (Metric 3.1 and a Small Site Metric), further details can be found here <http://publications.naturalengland.org.uk/publication/6049804846366720> and here <http://publications.naturalengland.org.uk/publication/6047259574927360> which can be used to confirm whether the requirements of the NPPF have been met. Metrics should be submitted (in Excel format) with an accompanying biodiversity enhancement report/plan.

Kind regards,

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Director
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On behalf of Leicestershire County Council (Ecology Team)

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