

Site Name	8 Wood Lane Norton Juxta Twycross Atherstone Leicestershire CV9 3QB	Advice Request	Ecology
Planning Ref	23/00962/DISCON	Response Deadline	25 th October 2023
Planning Officer	Lesley Keal	Completed By	Dean LeFeuvre
Date of Request	6 th October 2023	Date of Issue	26 th October 2023

Stance: Object to Condition 9 Discharge.

Dear Lesley,

I am writing in respect of ecological matters for the above application advice request regarding the application to discharge conditions 3 (SuDS), 4 (SuDS Long Term Maintenance) 6 (Hard and Soft Landscaping), 7 (Landscaping Management Plan), 8 (Boundary Treatments), 9 (Bat/bird boxes), 10 (Materials), 17 (Waste and Recycling) attached to planning permission 20/01250/FUL.

I have accessed the available information from the Hinkley & Bosworth's online planning portal submitted to discharge the above ecology related planning conditions.

Planning Condition 9

No dwelling, as hereby approved, shall be occupied until details of bat and bird boxes, including 12 bat boxes, barn owl and stock dove nest boxes, 6 house martin terrace boxes, 7 house martin nest cups and 7 swallow nest cups, have been submitted to and approved in writing by the Local Planning Authority. All agreed nest boxes and nest cups shall be installed prior to first occupation and retained in accordance with the approved details thereafter.

Reason: To ensure appropriate conservation and protection of biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

I have reviewed the submitted document titled 'C9 - Bat & Bird Box Layout - Drg No. 9582.400' provided to discharge condition 9. I note that the applicant has attempted to provide all the listed enhancements as required by the condition. However, this has resulted in a very convoluted plan of over-the-top proportion in relation to the site and proposals. I have spoken with LCC head of ecology Sarah Postlethwaite who has agreed and indicated that the number of provisions should be reduced in an attempt to provide more appropriate and effective mitigation on site. Therefore I would recommend the following alterations to the plan;

- Complete removal of single barn owl box and stock dove box from the scheme, as they are not appropriate.
- The bat boxes should be woodcrete and not wooden, this will ensure longevity. These should

be integrated into the proposed scheme where possible, again for longevity. I appreciate some structures are already in-situ, although those yet to be constructed should have integrated bat boxes on southern elevations, one bat box per dwelling is acceptable, rather than twelve. For the existing structures where bat boxes cannot be integrated, these boxes should be installed on retained mature trees in the northwest corner of the Site, again south facing.

- I have reviewed the agreed elevation plans provided for planning permission 20/01250/FUL and note that the proposed structures do not include eaves, therefore the provision of house martin terraces/nest cups is not appropriate. These can be removed from the scheme.
- The 7no swallow nest cups should be relocated to the northern elevations of Unit A, Farmhouse and Unit E, which overlook the open countryside are most likely to be utilised here.

The makes and models of the proposed mitigation/enhancements have not been detailed within the drawing, these should be provided in the updated plan.

Yours sincerely,



Dean LeFeuvre BSc (Hons) MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)