

Site Name	Markfield Equestrian Centre Stanton Lane Stanton Under Bardon Markfield Leicestershire LE67 9TT	Advice Request	Ecology
Planning Ref	24/00626/FUL	Response Deadline	18 th July 2024
Planning Officer	Matt Jedruch	Completed By	Dean LeFeuvre
Date of Request	27 th June 2024	Date of Issue	18 th July 2024

Stance: No objection.

Dear Matt,

I am writing in respect of ecological matters for the above application advice request regarding the proposed change of Use of an equestrian building to commercial and storage and distribution use with ancillary offices (Use Class B2 and B8) and HGV storage within the existing car park.

I have accessed the following planning application documents using Hinkley & Bosworth's online planning portal;

- **Site Location Plan, Existing and Proposed Floor Plans MT-1561-1 Rev A, Existing and Proposed Elevations MT-1561-2 Rev A, Bat and Bird Survey, and Design and Access Statement.**

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. None of which have been identified.

The Preliminary Bat Roost Assessment and Bird Survey report dated May 2024 is satisfactory as a preliminary appraisal. This identified that under the current proposals, no further surveys for roosting bats is required. There was however bird nests observed within the structures and therefore consideration for nesting birds should be given during the breeding season (March - August inclusive).

Yours sincerely,



Dean LeFeuvre BSc (Hons) MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)