

Site Name	130 Stamford Street Ratby Leicester Leicestershire LE6 0JU	Advice Request	Ecology
Planning Ref	23/00232/OUT	Response Deadline	19 th April 2023
Planning Officer	Christopher Brown	Completed By	Dean LeFeuvre BSc MCIEEM
Date of Request	3 rd April 2023	Date of Issue	14 th April 2023

Stance: No holding objections

Dear Chris,

I am writing in respect of ecological matters for the above application advice request regarding the proposed outline Planning Permission for two new dwellinghouses (all matters reserved).

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

- Site Location and Block Plan (Drawing No. 405-02)
- Site Plan (Drawing No. 405-01)
- Design Statement
- Preliminary Ecological Appraisal (Arbtech, January 2023)

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) data for protected species and designated sites within the locality, which may incur potential impacts depending on the proposals. The PEA report submitted identified the following potential constraints which can form pre-commencement conditions.

- Precautionary methods of work in relation to common amphibians, reptile, hedgehogs, and badgers.
- Precautionary seasonal measures or pre-commencement checks in relation to breeding birds.
- Low impact lighting strategy to be implemented during and post construction to avoid disturbance to commuting/foraging bats and other nocturnal wildlife within the locality of the site.
- Given the size of the site and the quality of the habitats recorded, I do not deem specific invertebrate scoping or additional surveys necessary on this occasion prior to the determination of the application. I have conducted a search using LRERC biological data and there are no rare/notable invertebrate species recorded within close proximity to the site.

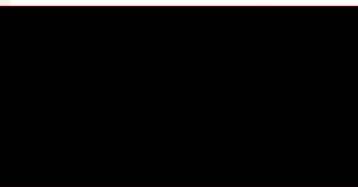
The proposed construction of 2no 3-bedroom 1.5storey bungalows is unlikely to result in any significant impacts to biodiversity and the habitats recorded on site are of generally low ecological

value and common occurrence. I therefore do not have any holding objections to the proposals.

I would like to see the recommendations made in the PEA (e.g. creation of wildflower grassland, bat boxes etc) implemented into the proposals, to provide biodiversity gain/enhancement and to mitigate the loss of the exiting grassland.

The size and scale of the proposals do not meet the requirement to provide Biodiversity Net Gain (BNG) and therefore this will not be necessary on this occasion.

Yours sincerely,



Dean LeFeuvre BSc, MCIEEM

Senior Ecologist

On behalf of Leicestershire County Council (Ecology Team)