

Site Name	Manor Hill Farm Leicester Lane Desford Leicester Leicestershire	Advice Request	Ecology
Planning Ref	24/00451/FUL	Response Deadline	23 rd July 2024
Planning Officer	Sullivan Archer	Completed By	Kirsten Hunter BSc ACIEEM
Date of Request	15 th July 2024	Date of Issue	22 nd July 2024

Stance: Objection, further information required

Dear Sullivan,

Thank you for inviting Red Kite to comment on the latest re-consultation regarding the above proposed application comprising proposed hardstanding, tree planting, storage tank and associated works. I have accessed the planning portal and reviewed the following documents:

- Amended Proposed Site Plan 01D

No changes relevant to ecology have been produced in this amended site plan. As such, comments from the previously issued ecology response by Red Kite from 13th June 2024 still stand. These are as below:

While the site visit and condition assessments were undertaken outside optimal period, the assessment is considered adequate given the agricultural setting. The following matters require clarification. In the first instance, there appears to be a discrepancy between the application boundary in the proposed site plan and the apparent red line boundary used for the habitat map in the PEA and for the BNG calculations. This must be clarified in order to determine what can be considered onsite and off-site with regards to BNG compensation. Reports should be amended as appropriate.

The proposed landscape scheme should clearly demonstrate it has followed the BNG hierarchy, in the first instance demonstrating avoidance of habitat removal and indicating where existing habitats will be enhanced. If neither is possible given the nature of the proposed development and type of habitat retained, this should also be stated.

The current landscape plan raises questions about long-term feasibility. At present, the significant enhancement on Site comes from 175 proposed trees planted within 'unvegetated garden' on previous Cropland - Temporary grass and clover leys. While 'garden' habitats can make positive contributions towards biodiversity, appropriate planting and ongoing management within 'garden' habitat cannot be secured in the long-term.

As such, trees within proposed 'garden' habitat may not count towards post-development net gain. It is recommended the landscape plan is updated and a Habitat Management and Monitoring Plan (HMMP) produced accordingly, indicating planting schedules, species lists and planting strategy including best practise guidance on appropriate spacing for planting trees. Should net gain subsequently not be achievable onsite as a result, off-Site solutions should be sought through discussions with the LPA.

In addition, the following pre-commencement conditions are advised:

- No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:
 - Identification of potentially damaging construction activities;
 - Identification of any biodiversity protection zones (BPZs) for retained vegetation and buffer zones around the riparian zone;
 - Practical measures and sensitive working practices to avoid/reduce impacts on habitats and protected species during construction including installation amphibian/reptile exclusion fencing should it be deemed appropriate;
 - Timing of works to avoid harm to ground nesting birds;
 - Measures to ensure safeguarding of priority mammals such as brown hares during works; and
 - Responsible persons for overseeing sensitive works;

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the LPA;

- Production of a Biodiversity Enhancements and Mitigation Plan (BEMP) to cover installation and management of ecological enhancements on Site as presented Section 4.4 of the PEA;
- Production of a bat-friendly sensitive lightning plan should be conditioned which will require review and approval by a bat ecologist and submission to the LPA.

Yours sincerely,



Dr Kirsten Hunter BSc, ACIEEM

Senior Ecologist

On behalf of Leicestershire County Council (Ecology Team)



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