

Site Name	Frog Hall Farm Crow Lane Sheepy Magna Atherstone Leicestershire CV9 3QX	Advice Request	Ecology
Planning Ref	24/00518/FUL	Response Deadline	24 th June 2024
Planning Officer	Sullivan Archer	Completed By	Kirsten Hunter BSc ACIEEM
Date of Request	12 th June 2024	Date of Issue	24 th June 2024

Stance: Approve, pending production of pre-commencement documents

Dear Sullivan,

I am writing in respect of ecological matters for the above application regarding demolition of all existing farm buildings and farmhouse and the construction of a single new farmhouse. I have accessed the Leicestershire and Rutland Environmental Records Centre (LRERC) database and Hinckley & Bosworth Borough Council's online planning portal and reviewed the following documents:

- Landscape Management Plan (LMP);
- Ecological Appraisal and nocturnal bat survey report by Baker Consultants, dated April 2024;
- BNG Feasibility Assessment by Baker Consultants, dated Feb 2024;
- Appendix 4 – Baseline Habitat Condition Assessment Sheet;
- Landscape master Plan and proposed Site plan 2568-2101-A;
- Existing site plan 2568-0002-A and Site location plan 2568-0001-A; and
- BNG Metric (supplied by LCC) – date filled in 26th Feb 2024.

The combined PEA and bat survey report provides a comprehensive assessment of the habitats and impacts to protected species. Site visits were carried out in June 2021 (Phase 1) and updated in Sept 2023 (UkHabs), both of which were undertaken during optimal time of year. A concurrent 'tree and building assessment' for bats was carried out. A suite of bat surveys following best practise guidance were carried out in 2022. The report recommends application for a Natural England Licence, which should be in place with suitable Mitigation Strategy before works commence, and this may require update bat surveys to inform the application. Details of the NE bat licence held by the surveyor undertaking the internal aspect of the 'Tree and building assessment' is requested, otherwise no further comments on the report.

Regarding BNG, the BNG report and accompanying metric demonstrate the proposed landscape scheme achieves in excess of the mandatory 10% net gain for habitats and hedgerow units and trading rules are fulfilled. However, there are concerns about the feasibility of the proposed landscape plan to achieve the stated habitat type and anticipated BNG. The BNG report indicates the southern block of 'poor' modified grassland will become 'poor' other neutral grassland post-development. However, the limited seed mix (2 species) and proposed management regime listed in the LMP provided on the planning portal does not fulfil criteria for what constitutes 'other neutral grassland'.



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Secondly, the metric suggests the proposed grassland will be created from scratch rather than through enhancement of existing poor grassland, as such the BNG Hierarchy as not been followed. Production of a draft 30-year Habitat Management and Monitoring Plan (HMMP) is suggested to provide detail regarding the proposed habitats/management scheme. Metric should be updated if appropriate.

The following is recommended:

- No development shall take place (including ground works, demolition and 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 including confirmed bat roost, root protection areas around retained trees and hedgerows;
 - Practical measures and sensitive working practices to avoid impacts on habitats and protected species during construction including birds, bats, reptiles and amphibians;
 - Timing of works to avoid harm to nesting birds and bats during site clearance;
 - Measures to ensure safeguarding of hedgehogs and priority mammals during works;
 - Responsible persons for overseeing sensitive works; and
 - Use of protective fencing where required

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;

- Ecological enhancements are recommended to provide suitable mitigation for loss of trees in the scheme such as bat and bird boxes (in addition to any bat mitigation measures prescribed as part of the Natural England EPSML). A Biodiversity Enhancements and Mitigation Plan (BEMP) should be produced to cover installation and management of ecological enhancements on Site; and
- 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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