

OUR REF: RSE_8306

02 May 2025

RammSanderson Ecology Ltd

East Midlands Office:
Oban House, 8 Chilwell Road,
Beeston, Nottinghamshire,
NG9 1EJ

Tel: 0115 930 2493

Kerry Andrews
Fisher German

Issued by email only

RE: LAND NORTH OF STATION ROAD MARKET BOSWORTH - GCN METHOD STATEMENT AND GCN POPULATION SURVEYS

Dear Kerry

As requested, the information in this letter outlines the approach RammSanderson Ecology (RS) will take to manage the great crested newt (GCN) constraint on Land North of Station Road Market Bosworth (the Site) to support for an outline planning application for up to 126 dwellings (the Scheme), planning application reference 24/01079/OUT, submitted to Hinkley and Bosworth Borough Council (HBBC) on the 26th of November 2024.

RS submitted a DLL application to Natural England (NE) on the 2nd of October 2024. Unfortunately, NE confirmed on the 25th of November 2024 that they could not support the development through the DLL scheme noting that at present, NE can only '*allocate ponds to new enquiry where less than one compensation pond is required and in this case 5.5 ponds are required*'. Following further correspondence with NE on this matter, NE confirmed on the 9th of December 2024 that they are '*working hard with our habitat delivery bodies in Leicestershire and looking at other avenues for pond creation, but at this time we cannot provide any assurance as to when we might be able to accept this project into the DLL scheme*'. NE sent a further update email on the 24th of April 2025 and confirmed that a licence through the DLL route within Hinkley and Bosworth is still not possible.

Considering a known 'medium' population of GCN is present at the Site, and in the absence of a DLL option, further field survey and appropriate mitigation are required to support the Scheme and to maintain and enhance the conservation status of GCN at the Site and within the wider landscape. RS are therefore completing further GCN population surveys and developing a GCN Mitigation Method Statement to support the Scheme.

GCN actions will include:

- GCN population surveys of P1 (located at the Site), P2, P3, P4 and P7 (located within 250 m of the Site. See Appendix 1 for pond locations relative to the Site (currently being implemented and subject to land access). These surveys are planned to take place between May and June 2025, and will inform a bespoke licence application to NE, as required.
- A GCN Habitat Suitability Indices (HSI) assessment of ditches 1 and 2 to determine whether these channels would support GCN populations to inform the bespoke licence (currently being implemented and subject to land access).
- The provision of a GCN Mitigation Method Statement, to support the planning application and the Scheme. This document will clearly outline GCN management options, including:
 - 1) The application of a DLL should NE confirm there is sufficient pond provision to support the Scheme, obtaining the necessary impact assessment and conservation payment certificate (IACPC)
 - 2) The provision of a GCN mitigation method statement (in the absence of a DLL) detailing what would be applied for under an NE GCN Mitigation Licence (NE licence ref - A14) with survey updates and licence application pursuant to any Reserved Matters (REM) Application.

This letter demonstrates that GCN are continuing to be considered as part of the Scheme, with a commitment to undertake further survey to inform a subsequent A14 Natural England Licence application and to provide a GCN mitigation method statement. It is therefore considered that GCN should not be a reason to delay determination of the planning application.

I trust this is to your satisfaction. Should you have any queries, or require any clarifications, please do not hesitate to contact me directly.

Yours sincerely,

Daniel Widdowson

Email: d.widdowson@rammsanderson.com

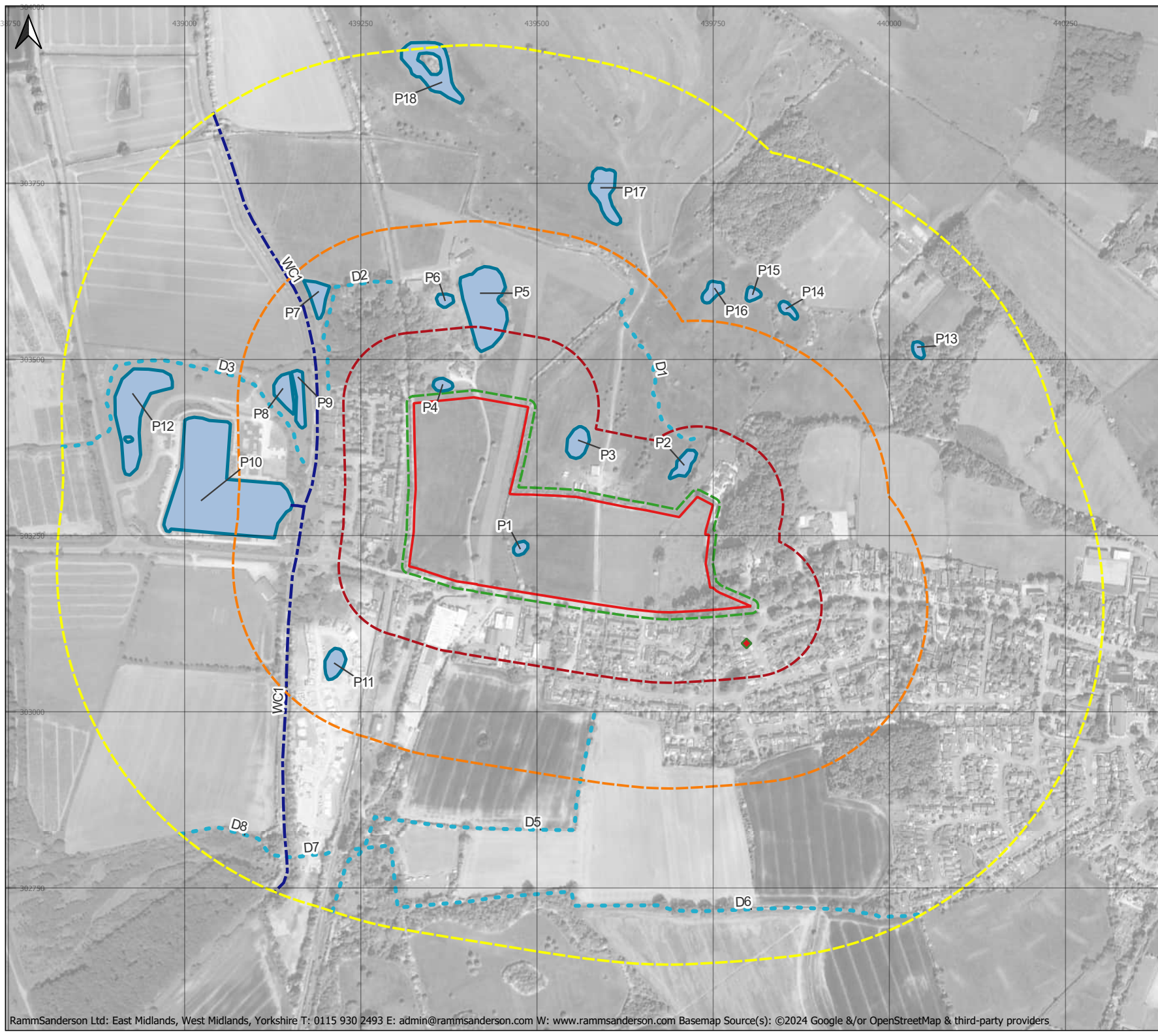
For and on behalf of RammSanderson Ecology Ltd.

Enclosures:

Appendix 1: Waterbody Plan

-  ECOLOGY
-  FLOOD RISK
-  ARBORICULTURE
-  HABITATS

1: Waterbody Plan



- Key**
- Site Boundary
 - 10m Buffer
 - 100m Buffer
 - 250m Buffer
 - 500m Buffer
 - Granted European Protected Species Applications (Amphibian) (MAGIC 2024)
 - Pond Location
 - Canal
 - Ditch/Drain

Pond	Area (m2)
P1	300.23
P2	778.99
P3	1071.52
P4	380.62
P5	5575.59
P6	345.79
P7	1009.79
P8	1065.84
P9	971.82
P10	17813.98
P11	933.02
P12	5603.21
P13	296.69
P14	351.22
P15	303.47
P16	584.37
P17	1903.31
P18	3212.73



RammSanderson

Title: Waterbody Plan

Project: Land North of Station Market Bosworth

Client: Richborough Estates Limited

Date: 06/12/2024

Fig:

Author: LG/LE/RA

A4 Scale: 1:7000

ID: RSE_8306_WBY_1224_V4R1



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