
From: Nikki Morton <nmorton@morph-ecological.co.uk>
Sent: 01 July 2024 22:22
To: Planning Folder New
Cc: Sarah Postlethwaite; Jennifer Lucas
Subject: 24/00540/FUL - Sullivan Archer - Ecology Comments

Good evening,

24/00540/FUL | Proposed conversion of outbuilding to a single dwellinghouse with associated works | The Limes Wood Road Nailstone Nuneaton Leicestershire CV13 0QP

I do not see any relevant information regarding ecology or biodiversity net gain. The Preliminary Ecological Appraisal submitted appears to be relating to a separate planning application and contains incorrect information with a lack of detail. There are known great crested newt ponds within 100m of the site. It's also not known the suitability for the existing outbuilding for bats. It's not clear from the plans what habitats will be impacted by the works. If greater than 25m² of habitat or 5m of hedgerow are impacted by the works then mandatory biodiversity net gain will apply.

For biodiversity net gain, the following information should be produced by a competent individual and submitted prior to determination (this should be provided prior to validation but it appears that this application has been accidentally validated):

- confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;
- the pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate);
where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;
the completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('degradation'), and where they have:
 - a statement to the effect that these activities have been carried out;
 - the date immediately before these activities were carried out;
 - the pre-development biodiversity value of the onsite habitat on this date;
 - the completed metric calculation tool showing the calculations, and
 - any available supporting evidence of this;
- a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

Confidence will need to be provided that biodiversity net gain can be achieved and therefore the applicant should provide a strategy as to how this will be achieved.

Information regarding protected species, specifically bats and great crested newts should also be provided.

Kind regards,

Nikki Morton MSci MCIEEM
Director

Morph Ecological Consultants

On behalf of Leicestershire County Council (Ecology Team)

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