

Site Name	Land To The Rear Of The Cottage 34 Keats Lane Earl Shilton Leicestershire	Advice Request	Ecology
Planning Ref	23/00982/OUT	Response Deadline	30 th July 2024
Planning Officer	Alex Jelley	Completed By	Kirsten Hunter BSc ACIEEM
Date of Request	17 th July 2024	Date of Issue	1 st August 2024

Stance: Approve, pending overall BNG net gain

Dear Alex,

Thank you for inviting us to comment on this latest re-consultation in respect of ecological matters for the above application advice request regarding the proposed outline planning permission for residential development of up to 10 bungalows (some matters reserved except for scale and access). I have reviewed the following updated documents on the Hinkley & Bosworth Borough Council's online planning portal.

- **BNG Metric (uploaded 30/07/2024);**
- **Biodiversity assessment (uploaded 30/07/2024);**
- **BNG Condition Assessments (uploaded 30/07/2024);**
- **Biodiversity Net Gain Assessment – May 2024 (uploaded 09/07/2024);**
- **BNG Metric v2 (uploaded 09/07/2024); and**
- **BNG Condition Assessments (uploaded 09/07/2024).**

The updated BNG assessment with site visit undertaken in May and is comprehensive and considered a thorough assessment of the condition and type of grasslands present on Site. The updated BNG metric still achieves a significant net loss of -3.90 (-74.18%) habitat units however has achieved a gain with hedgerow units. It is recommended that a landscape plan which optimises biodiversity should be produced to create meaningful net gain on Site and, if this is not possible, through off-Site solutions. Percentage of meaningful net gain sought should be as agreed with the LPA. All trading rules should also be satisfied. In addition, the following pre-commencement conditions are advised:

- No works shall take place 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;
- Practical measures and sensitive working practices to avoid/reduce impacts on habitats and protected species, such as bats, during construction;
- Timing of works to avoid harm to nesting birds;

- Measures to ensure safeguarding of priority mammals such as hedgehogs 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;

- No development shall take place (including ground works or vegetation clearance) until a landscape plan covering 30 years has been submitted to and approved in writing by the LPA. This can take the form of a Habitat Management and Monitoring Plan (HMMP). Ideally a draft version should be submitted with planning but a final version should be submitted with the Biodiversity Plan as pre-commencement planning condition. This should include the following details:
 - description and evaluation of the features to be created/managed
 - aims and objectives of management
 - appropriate management options for achieving aims and objectives
 - prescriptions for management actions
 - work schedule
 - species/seed mixes to be planted/sown
 - ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details.

- 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.
- A Biodiversity Enhancement and Management Plan (BEMP) to include details on specification and installation of suggested ecological enhancements including bird boxes, bat bricks, hedgehog gravel boards and native planting which should clearly be marked on the final landscape plan.

Yours sincerely,



Dr Kirsten Hunter BSc (Hons), ACIEEM
Senior Ecologist

On behalf of Leicestershire County Council (Ecology Team)



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