

Site Name	Manor Hill Farm Leicester Lane Desford Leicester Leicestershire	Advice Request	Ecology
Planning Ref	24/00451/FUL	Response Deadline	5 th Sept 2024
Planning Officer	Sullivan Archer	Completed By	Kirsten Hunter BSc ACIEEM
Date of Request	28 th August 2024	Date of Issue	5 th Sept 2024

Stance: Approve pending production of pre-commencement conditions, no further comments

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 reviewed the following document:

- BNG Statutory Metric V2 received via email from planning on 27/08/2024;

My previous comment regarding the feasibility of achieving net gain through planting of trees within a proposed garden habitat has been rectified through allocation of this area as 'modified grassland'. As such, this is legally securable for BNG purposes and the following is recommended as evidence to the LPA for the feasibility of the proposed habitat to achieve the proposed net gain:

- 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 to demonstrate feasibility of the scheme, 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 indicating planting schedules, species lists and planting strategy including best practise guidance on appropriate spacing for planting trees;
 - 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; and
 - ongoing monitoring and remedial measures.

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

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,

A handwritten signature in black ink, appearing to read "K Hunter".

Dr Kirsten Hunter BSc, ACIEEM

Senior Ecologist

On behalf of Leicestershire County Council (Ecology Team)