

Our ref: BCEnv.24.0138.AP060459

Your ref:

22 May 2025



St Neots Office

The Fairways
Wyboston Lakes
Wyboston
Beds
MK44 3AL

E Ryan.Clark@brown-co.com
T 07787 271 771
W brown-co.com

Dear Sir/Madame,

Ecology Response – Leicestershire Country Council: The White Swan

Great Crested Newt (GCN)

The one offsite pond is of very poor condition and suitability for GCN. In the context of the small and relatively low-impact proposals to alter land adjacent to an existing building—with the remaining area to be predominantly enhanced—it is estimated that standard protection measures within a targeted Non-licensed Method Statement (NLMS) would be sufficient to discharge risk to this species. Furthermore, as a NLMS would be in place to outline mitigation and protection measures throughout the active works period of the project, this report would be more suited as a pre-commencement document.

Biodiversity Net Gain

Full condition assessments sheets and an updated BNG Assessment to show temporary tents and dining pods as buildings to be provided shortly.

The presence of temporary tents and dining pods, nor the use by the public as a garden feature, are anticipated to alter the scoring within the condition assessments; condition criteria D and E are assumed not to be passed in the post-development figures for this reason.

While a pub garden is proposed, it is not considered that this habitat would form an aggregate mosaic to be described as vegetated garden. This area is depicted on current plans as grassland with areas of paving and is not considered to differ within UKHab definitions with adjacent habitats. Further, references to 'Low level Planting – Species Rich Planting' indicate areas of different species within the proposed grassland; this is not anticipated to alter either the habitat type or condition score within UKHab and BNG guidance. Therefore, current mapping is considered correct in these regards.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ryan Clark', written over a light blue horizontal line.

**Ryan Clark BSc(Hons) MSc ACIEEM
Senior Ecologist**

For and on behalf of Brown & Co - Property and Business Consultants LLP