

Site Name	Basin Bridge Bungalow Hinckley Lane Higham On The Hill Nuneaton Leicestershire CV13 6LJ	Advice Request	Ecology
Planning Ref	24/00305/FUL	Response Deadline	25 th April 2024
Planning Officer	Joe Fleetwood	Completed By	Dean LeFeuvre
Date of Request	4 th April 2024	Date of Issue	12 th April 2024

Stance: No objections.

Dear Joe,

I am writing in respect of ecological matters for the above application advice request regarding the proposed demolition of existing bungalow and erection of replacement dwelling including revised access (Revised scheme of 23/00758/FUL)

I have accessed the following planning application documents using North West Leicestershire's online planning portal;

- **Site Location Plan, Existing Site Plans 22.106.S0001_P1, Site Plan As Proposed Detail 22.106.K0002_P1, Site Plan As Proposed 22.106.K0001_P2, Ecological Impact Assessment, Landscape and Ecological Management Plan, Landscape and Ecological Management Plan 22.106.K0006_P1, and Construction Management Plan 22.106.K0008_P1.**

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) for existing protected species data and designated sites within the locality, which may incur potential impacts depending on the proposals. This identified the presence of Ashby Canal, a Local Wildlife Site (LWS) immediately adjacent the proposed development site, along with a recorded of an Otter (*Lutra lutra*).

The Ecological Impact Assessment (EcIA) report dated March 2023 by Swift Ecology is acceptable and still within its data validity period. The report identified the following pertinent points;

LWS

The proposed development site is located immediately adjacent to Ashby Canal LWS and as part of my previous consultation response for 23/00758/FUL I requested the provision of a Construction and Environmental Management Plan (CEMP). I can see that a drawing titled Construction Management Plan (CMP) has been submitted, however this is a very basic drawing and if it has been provided to address my original concerns then this document will not be satisfactory as it does not provide the information requested in Section 5.1 of the EcIA. A detailed CEMP can of course still be conditioned and provided as a pre-commencement planning condition as indicated in my previous consultation.

Priority Habitat

The proposals will result in the loss of circa 17m of native species-poor hedgerow and therefore this will need to be mitigated against by the provision of newly planted hedgerow as part of the landscape proposals. I can see that following my previous comments requesting a Landscape and Ecological Management Plan (LEMP) that one has been provided.

The submitted LEMP, dated March 2024 completed by Brown & Co is satisfactory and should be adhered to in full. To ensure that the stated biodiversity enhancements are provided in accordance with this document, I recommend that a planning condition is still attached to any permitted scheme to provide illustrative images of them fitted, to be submitted to the LPA for review and discharge.

Bats

Due to the presence of the LWS and surrounding countryside habitats combined with the currently unlit nature of the site. Should there be a requirement for ANY external lighting (incl. security) I recommended that a planning condition is attached to any approved scheme for the submission of a Lighting Strategy to ensure that there are no adverse impacts upon nocturnal wildlife. The lighting plan should include the location and specification for any proposed lights on the site and should reflect the latest Bat Conservation Trust's (BCT) Bats and Lighting in the U.K. guidance.

The existing bungalow to be demolished supported low bat roost potential and therefore a recommendation has been made to complete its demolition under a Method Statement (MS) combined with precautionary working measures and an ecological watching brief. Usually, LCC would expect a single nocturnal presence/absence survey to have been completed on the structure as per the guidelines to determine its use by roosting bats prior to approval of planning permission. However on this occasion, in the absence of additional nocturnal surveys, the submitted MS (appendix 6) is accepted as a suitable approach to proceed based on the justification provided. A planning condition stating that the demolition of the bungalow should only take place in accordance with the submitted MS should be included to ensure that there no impacts upon roosting bats. A copy of the MS should be available to site workers and displayed on site at all times during site clearance and demolition.

A single retained tree was identified as having low bat roost potential following an endoscope inspections. Protection measures for this tree (and all others on site) can be included within the submitted CEMP.

Breeding Birds

A standard technical note relating to breeding birds and the removal of vegetation should be attached to any approved scheme.

Other Protected/Notable Species

Due to the close proximity of suitable habitats for a range of terrestrial mammals (otter, water vole,



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badger & hedgehog) and herpetofauna (reptiles & amphibians), the production of a Reasonable Avoidance Measures Method Statement (RAMMS) should be provided as planning condition detailing appropriate mitigation, precautionary and best practice measures to ensure no harm comes to such species as result of the construction activities on site (e.g. entrapment). The RAMMS must be adhered to at all times during the construction and a copy should be available to site workers and displayed on site at all times during site clearance.

Providing the above planning conditions and technical notes are attached to the approved scheme, I have no holding objections to the proposals.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "D. LeFeuvre".

Dean LeFeuvre BSc (Hons) MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)