

From: noreply@hinckley-bosworth.gov.uk
Sent: 04 November 2020 19:14
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 20/01021/OUT

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 04/11/2020 7:13 PM from Ms Sue Timms (sue.timms@leics.gov.uk) on behalf of LCC Ecology Unit.

Application Summary

Reference:	20/01021/OUT
Address:	Land At Station Road Market Bosworth Leicestershire
Proposal:	Residential development up to 63 dwellings with associated access, landscaping, open space and drainage infrastructure (Outline - access to be considered).
Case Officer:	Sharron Wilkinson

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Comments Details

I have no objections to this development in principle and the ecology reports (RammSanderson, 2020) are satisfactory.

The grassland on site is species-poor, and I do not object to its loss. A veteran ash tree in the eastern part of the site (T5 on the Arboricultural survey) meets our Local Wildlife Site criteria - it has a very large girth for an ash, of c5.7m - but will be retained within the open space. It will need protection during construction, including landscape works. I will defer to your arboricultural advisers on the appropriate protection for it, but request that its retention is the subject of a planning condition.

Comments:

A pond-on site has great crested newts, but is in poor condition, being infested with the invasive non-native *Crassula helmsii* or New Zealand pygmy weed. It does not have a sustainable future, and I am in agreement with the proposal to relocate the GCNs to two new ponds, under appropriate licensing from Natural England. When doing so, care must be taken to avoid infecting the new ponds with the invasive waterweed, and I recommend that appropriate biosecurity measures are built into the mitigation plans which will need to be provided as planning condition.

Removal and safe disposal of the New Zealand pygmy weed should also be subject to a planning condition. I am particularly concerned to ensure it does not spread into other ponds, or the canal.

RammSanderson have proposed on-site biodiversity enhancements and habitat creation to compensate for the loss of habitats, and have demonstrated through use of the DEFRA biodiversity metric 2.0 that the site will be in biodiversity net-gain after development. This is conditional on the landscape strategy presented, and especially on the successful enhancement of retained grassland through seeding and aftercare. As this is an outline application details are not required at the current time. The reserved matters will need to provide details and the metric will need to be re-run to ensure that net-gain is still achievable. It is preferable for this to be achieved on-site, but if this is no longer possible at the reserved matters stage, off-site compensation will be needed.

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Kind regards