

Natural & Built Environment Team

Consultation Response

Application No: P/24/0258/2

Address: Brand Hill House, Brand Hill, Woodhouse Eaves, Leicestershire, LE12 8SX

Comment on: Ecology

Holding Objection

Officer: Megan Belanger

Date: 20/06/2024

Relevant Policy/Guidance:

CS13, NPPF paras 174,180

https://www.charnwood.gov.uk/pages/biodiversity_planning_guidance

Comments:

The BIA metric demonstrates that the site can achieve a net gain on site through planting at least 23 rural trees. The proposed site plan does not show where these trees will be located. The applicant should submit a site plan showing how these trees will be accommodated on site, as well as a species list of trees to be planted. This should be broadly in line with the recommendations made in the BNG Metric Cover Report. A condition for a landscape management plan will be necessary to ensure that the habitats are created and managed for at least 30 years.

The recommendations made for protected species in the Preliminary Ecological Appraisal should be followed. This includes a pre-works check for amphibians and reptiles, enhancements, and precautionary working methods.

Due to the high bat potential of the surrounding trees, no additional lighting should be installed.

Japanese Knotweed was identified on site. Japanese knotweed is listed on Schedule 9 Part II of the Wildlife and Countryside Act 1981, and it is an offence to plant or otherwise cause it to grow in the wild. Construction or landscaping works around this species could cause it to spread, resulting in an offence. As such, an invasive species management plan should be conditioned to be submitted and approved prior to any works where Japanese Knotweed has been identified (see the Preliminary Ecological Appraisal).