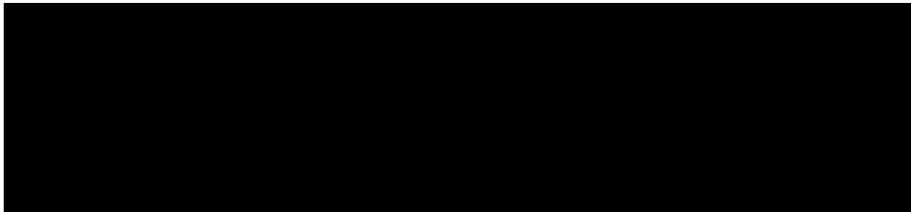


Sharon Rushall

From: PlanningAndGrowth Email
Subject: FW: Revised Documents/Plans Consultation (24/00161/FUL)
Attachments: 24_00161_FUL-ECOLOGY_AND_SUSTAINABILITY_OFFICER-1891394.pdf



Subject: RE: Revised Documents/Plans Consultation (24/00161/FUL)

OFFICIAL

Dear Gareth Ellio)

Thank you for notifying me about new documents supplied in support of planning application 24/00161/FUL on Land West Of Bradmore Road And North Of Wysall Road Land West Of Wysall, Wysall.

I note that an Ecological Impact Assessment has been supplied, supported by surveys dated January 2022 to August 2023. These surveys appear to have been completed according to good practice and is therefore in date until July 2025 (after this date and prior to commencement of works an update survey and appraisal should be provided and any recommendations implemented).

The survey recorded Great Crested Newts on within four ponds on and around the site reasonable avoidance measures and enhancement measures should be implemented. I note the site lies partially with the area identified by Natural England as having medium risk of impacting Great Crested Newts, Rushcliffe is now part of the Natural England District Level Licensing Scheme (DLL) for Great Crested Newts, the applicant can consider joining the DLL scheme and paying compensation or alternatively an assessment of the risk to GCN must be included in ecological surveys and they must set out any measures which they propose to take to safeguard against significant risks. This may result in the need for a GCN site mitigation licence if the developer chooses not to use DLL. More details are available at <https://gbr01.safelinks.protection.outlook.com/?url=https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes&data=05%7C02%7Cplanningandgrowth%40rushcliffe.gov.uk%7Cd4e18f2dbb1040370bce08dd1db6a9dc%7C0126f95b29d4825a41a86c75ea1246a%7C0%7C0%7C638699392547682108%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIiYiOilwLjAuMDAwMCIsIiAiOiJXaW4zMlslkFOljoITWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=5X%2BzyqULcO4TKjhRVwBa3RT2%2BXbzGtw5keiljZ%2FCGY%3D&reserved=0>.

No reptiles or signs of reptiles were noted during the walkover survey; however, this was undertaken at an unsuitable time of year, habitats suitable for supporting reptiles were present. The consultant ecologists also noted "NBGRC returned no records of reptiles within 1km of the Site within the last 10 years", however I note the Nottinghamshire Biological Records office hold a historic record for grass snakes at Highfields, Costock, from 2002, immediately adjacent to the site, therefore there is potential that grass snakes are still present and reasonable avoidance measures and enhancement for grass snakes should be taken.

The winter bird survey identified the presence of 15 amber listed birds of conservation concern and 12 red listed. Of these 27, fieldfare are also a schedule 1 species under the WCA and seven others were species of principal importance (SPI). The Breeding Bird survey identified eight red-listed and 14 amber-listed species of conservation concern, of which 10 of are also Species of Principal Importance, breeding on site. However the only bird of conservation concern recorded in high numbers within the fields themselves being the skylark, partially on-site

mi4ga4on is proposed and should be implemented, however this is likely to lead to a permanent nega4ve impact. Reasonable avoidance measures for other birds is proposed which should also be implemented.

Several sigh4ngs of brown hare were made during the site visits, and there are records of hedgehog in the vicinity of the Site. Other Species of Conserva4on Concern may include harvest mice. The removal of arable habitat is unlikely to result in any adverse impact on hedgehogs but may lead to a reduc4on of foraging opportuni4es for brown hare if not fully mi4gated. Mi4ga4on is proposed which should be implemented and may mi4gate the impacts on brown hare.

There is poten4al for use by limited support for foraging and commu4ng bats, common amphibians, badgers. It appears unlikely there will be any significant impacts on these species and uses.

No na4onally designated sites are likely to be directly impacted by these works. Bunny Old Wood LWS, Costock Road LWS, and Intake Wood, Costock LWS are all immediately adjacent to the site, there is poten4al for these sites to be impacted, although if reasonable avoidance measures are implemented these impacts should be negligible and mi4gated.

Recommenda4ons for reasonable avoidance measures are supplied by the consultant ecologist (see Table 14 of the consultant ecologists report) and along with any relevant recommenda4ons within the standing advice online at <https://gbr01.safelinks.protec4on.outlook.com/?url=https://www.rushcliffe.gov.uk/2Fenvironment%2Fecology-in-planning-and-biodiversity-net-gain%2F&data=05%7C02%7Cplanningandgrowth%40rushcliffe.gov.uk%7Cd4e18f2dbb1040370bce08dd1db6a9dc%7C0126f95b29d4825a41a86c75ea1246a%7C0%7C0%7C638699392547709967%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilskFoljoiTWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=hixlsu9H6QvvdTzvrXQe8cXeQncEH4fJgwn%2B4c7z0SI%3D&reserved=0>, should be implemented and a condi4on of any planning permission.

Recommenda4ons for enhancement measures are supplied by the consultant ecologist (see Table 14 of the consultant ecologists report) and along with any relevant recommenda4ons within the standing advice online at <https://gbr01.safelinks.protec4on.outlook.com/?url=https://www.rushcliffe.gov.uk/2Fenvironment%2Fecology-in-planning-and-biodiversity-net-gain%2F&data=05%7C02%7Cplanningandgrowth%40rushcliffe.gov.uk%7Cd4e18f2dbb1040370bce08dd1db6a9dc%7C0126f95b29d4825a41a86c75ea1246a%7C0%7C0%7C638699392547729947%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilskFoljoiTWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=B2P1xuxX%2FCZQgiz2a0VCkMBs7cu6MFZLvL4wfCW3Oc0%3D&reserved=0>, should be implemented and a condi4on of any planning permission.

It is unlikely that this development will have a detrimental impact on popula4ons of protected species provided the proposed reasonable avoidance measures, mi4ga4on and enhancements are implemented.

Biodiversity Net Gain

I note this applica4on is exempt from mandatory net gain as the applica4on predates the enactment of that requirement, however Biodiversity Net gain is required under planning policy.

A Biodiversity Net Gain Assessment document and Biodiversity Metric (statutory) has been supplied and appears to have been completed according to good prac4ce.

The Biodiversity Net Gain assessment demonstrates a 0.38 unit (2.77%) gain in area habitats and 0.99 unit (34.23%) gain in hedgerow habitats. This meets the policy requirements in place at the 4me of applica4on. Significant gains will be:

Onsite crea4on of 24.66 ha moderate condi4on other neutral grassland (meadow), 1.13 ha moderate condi4on mixed scrub, 2.39ha poor condi4on other woodland - broadleaf and 0.065 ha moderate condi4on rural trees; crea4on of 2.23km good condi4on species rich hedgerow with trees and 0.31km good condi4on species rich na4ve

hedgerow enhancement of 0.86km of na4ve hedgerow (from moderate to good condi4on) enhancement of 0.21km na4ve hedgerow with trees (mod --> good cond.); crea4on of 0.007km other rivers and streams (fairly poor cond.). These onsite proposals should be detailed in a Biodiversity Net Gain Plan, and submi)ed and approved by the planning authority before commencement of the development. This should be a condi4on of any planning permission.

The Biodiversity Net Gain Plan / Landscape and Ecology Management Plan and associated landscape plans delivering this biodiversity gain should be agreed by the local planning authority. This should be a condi4on of any planning permission and secured via a planning obliga4on.

Addi4onally a Habitat Management and Monitoring Plan (HMMP) should be submi)ed to the planning authority and approved by the planning authority. This should be a condi4on of any planning permission and then secured by a planning obliga4on.

Further informa4on is provided in the standing advice online at

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Yours Sincerely

Paul Phillips (CEnv, MCIEEM, MSc)

Senior Ecology and Sustainability Officer (Normal working days Mon –Thur)

Please think if you need to print this email.

For energy efficiency advice please visit

h) [ps://gbr01.safelinks.protec4on.outlook.com/?url=h\) ps%3A%2F%2Fno\) energy.com%2F&data=05%7C02%7Cplanningandgrowth%40rushcliffe.gov.uk%7Cd4e18f2dbb1040370bce08dd1db6a9dc%7C0I 26f95b29d4825a41a86c75ea1246a%7C0%7C0%7C638699392547761410%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMlslkFOljoitWTFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=OVcwhmQzCAXLGG EITX4oYMCJlc2HMmnYghPMFHA9bZw%3D&reserved=0](ps://gbr01.safelinks.protec4on.outlook.com/?url=h) ps%3A%2F%2Fno) energy.com%2F&data=05%7C02%7Cplanningandgrowth%40rushcliffe.gov.uk%7Cd4e18f2dbb1040370bce08dd1db6a9dc%7C0I 26f95b29d4825a41a86c75ea1246a%7C0%7C0%7C638699392547761410%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMlslkFOljoitWTFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=OVcwhmQzCAXLGG EITX4oYMCJlc2HMmnYghPMFHA9bZw%3D&reserved=0) or see

h) [ps://gbr01.safelinks.protec4on.outlook.com/?url=h\) ps%3A%2F%2Fwww.simpleenergyadvice.org.uk%2F&data=05%7C02%7Cplanningandgrowth%40rushcliffe.gov.uk%7Cd4e18f2dbb1040370bce08dd1db6a9dc%7C0I 26f95b29d4825a41a86c75ea1246a%7C0%7C0%7C638699392547774437%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMlslkFOljoitWTFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=jVGpmUEVowX3dAWTxgKLeuhnBz%2FVDgez5mUvdbfZlug%3D&reserved=0](ps://gbr01.safelinks.protec4on.outlook.com/?url=h) ps%3A%2F%2Fwww.simpleenergyadvice.org.uk%2F&data=05%7C02%7Cplanningandgrowth%40rushcliffe.gov.uk%7Cd4e18f2dbb1040370bce08dd1db6a9dc%7C0I 26f95b29d4825a41a86c75ea1246a%7C0%7C0%7C638699392547774437%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMlslkFOljoitWTFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=jVGpmUEVowX3dAWTxgKLeuhnBz%2FVDgez5mUvdbfZlug%3D&reserved=0)

Rushcliffe Borough Council seeks to protect and enhance wildlife and is a member of the Nottinghamshire Biodiversity Action Group

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-----Original Message-----

From: planningandgrowth@rushcliffe.gov.uk <planningandgrowth@rushcliffe.gov.uk>

Sent: 25 April 2024 09:52

To: Ecoplaning <Ecoplaning@rushcliffe.gov.uk>

Subject: Revised Documents/Plans Consulta4on (24/00161/FUL)

Please see the a)ached planning applica4on consulta4on in rela4on to the above at Land West Of Bradmore Road And North Of Wysall Road Land West Of Wysall