

Andrew Collinson
North Warwickshire Borough Council

Wednesday, 30 November 2022

Application reference number: PAP/2021/0663

Location: Land On The North East of J10 M42 Dordon/A5

Proposal description: Outline planning permission for development of land within Use Class B2 (general industry), Use Class B8 (storage and distribution) and Use Class E(g)(iii) (light industrial), and ancillary infrastructure and associated works, development of overnight lorry parking facility and ancillary infrastructure and associated works. Details of access submitted for approval in full, all other matters reserved

Dear Andrew

Since my previous comments I have spoken to Colin Lee of Aspect Ecology, who has produced plans showing the areas used in the biodiversity metric:

5971/BNG1 Pre-development Habitat Measurements
5971/BNG2 Post-development Habitat Measurements

I have also received from the applicant an updated metric (WCS BIA calculator dated 31/10/2022) which shows a net gain of 16.99 units. This is based on the creation and management of off-site habitats as shown on the accompanying plans, which correspond with the landscape design plan shown in section 4.3 of the Design Guide. The aforementioned plans and updated BIA should be added to the planning application documents if they have not been already.

It has also been confirmed that the attenuation features will be designed to hold standing water and to function as wetland habitat as well as attenuation.

On the basis of the updated BIA and the pre- and post-development habitat plans, I am confident that the proposed biodiversity net gain will be achievable if the proposed habitat creation and management is implemented, as set out in the design guide and accompanying plans. These measures must be secured through a pre-commencement condition for a LEMP as set out below, to ensure that the development results in a biodiversity net gain.

The LEMP should include all of the necessary measures to ensure that habitats reach their target condition as set out in the biodiversity metric. The LEMP should be accompanied by an updated calculation using the same metric (WCS BIA version 19.1) if the proposed habitat areas have changed from the outline plans.

Condition:

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Authority prior to the commencement of the development.

The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implantation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure a net biodiversity gain in accordance with NPPF.

I hope the above information is helpful. Please get in touch if you wish to discuss this further.

Yours sincerely,



Senior Ecologist