

**From:** Wallis, Carol <Carol.Wallis@braintree.gov.uk>  
**Sent:** 18 Sep 2024 04:15:11  
**To:** my.idox.emails@braintree.gov.uk  
**Cc:**  
**Subject:** FW: 23/01994/FUL - Former Woodlands Hotel, Coupals Road, Haverhill - BNG Metric  
**Attachments:**

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**From:** Wilkin, Amanda <amanda.wilkin@braintree.gov.uk>  
**Sent:** Wednesday, September 18, 2024 2:19 PM  
**To:** Wallis, Carol <Carol.Wallis@braintree.gov.uk>  
**Subject:** RE: 23/01994/FUL - Former Woodlands Hotel, Coupals Road, Haverhill [FREETHS-ACTIVE.FID4632593]

Dear Carol,

By Email only

Thank you for re-consulting BDC Ecology and for forwarding the comments below.

We have reviewed the comments submitted by BDC Ecology on 30 July 2024 and highlight the following:

*We also highlight that the submitted condition assessment sheets have assessed ‘Other neutral grassland’ as ‘moderate’ but the assessment has 3 passes indicating a ‘Poor’ condition. Therefore, the incorrect condition has been entered into the metric which has created a higher net gain result, and we recommend that this is amended.*

As a result, we still recommend that the BNG metric is amended accordingly as this will revise the overall net gain figure.

Further, it would be beneficial to have some clarification on how the proposed 5 x medium trees can achieve a diameter of >30cm in a period of 27 years. This should be based on further information on planting specifications, tree vigour, geography, soil conditions, sunlight, precipitation levels and temperature. However, we acknowledge that further detail of this could be secured as part of planting specifications and / or Landscape Ecological Management Plan. We also seek clarification of the intended target condition which is listed as both ‘Poor’ and ‘Moderate’ in the Biodiversity Net Gain Summary.

Finally, it was recommended that the Woodlands Village Green Landscape Management Plan (FCPR, March 2024), should refer back to the Biodiversity metric 3.1– Calculation Tool condition aims to demonstrate how this will be achieved for this application, particularly for proposed enhancement of scrub habitat which does not appear to be included. We recommend that the Landscape Management Plan is still amended accordingly.

Conditions have been recommended in the BDC Ecology consultation dated 18/10/2023 and remain relevant.

Happy to discuss.

Kind regards,

Amanda Wilkin BSc (Hons)  
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**From:** Mark Bassett <Mark.Bassett@freeths.co.uk>  
**Sent:** Friday, September 13, 2024 11:45 AM  
**To:** Wallis, Carol <carol.wallis@braintree.gov.uk>  
**Cc:** Beth Evans <Beth.Evans@freeths.co.uk>  
**Subject:** RE: 23/01994/FUL - Former Woodlands Hotel, Coupals Road, Haverhill [FREETHS-ACTIVE.FID4632593]

Carol,

You have received ecology comments. Pls see website 30 July 2024. The BNG could have increased through additional planting but I don't propose to update the assessment given that we are already at 40%.

Noted re: committee dates. We would just ask that you do all you can to bring it to the earliest date.

On the S106, it would be helpful to understand the Heads of Terms. If you can advise on this I would be grateful.

Kind regards

**Mark Basset**  
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