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| <b>Planning Consultation Response</b> |
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**Application No: 23/01994/FUL**

**To: Planning Department**

**From: BDC Ecology**

**Date: 05/11/2024**

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**DEMOLITION OF THE EXISTING BUILDINGS ON SITE, AND THE  
ERECTION OF A 64NO. BED CARE HOME (USE CLASS C2),  
TOGETHER WITH ACCESS, CAR PARKING, LANDSCAPING AND  
ASSOCIATED WORKS.  
THE WOODLANDS HOTEL, COUPALS ROAD, STURMER**

Thank you for re-consulting BDC Ecology.

**Summary**

We have reviewed the submitted Biodiversity Net Gain Report (FPCR, October 2024), the revised Biodiversity Metric Tool 3.1 calculations (October 2024), the proposed BNG Areas Plan Figure 2 and the revised Landscape Management Plan Woodland Village Green (FPCR, Rev C October 2024)

The revised Biodiversity metric 3.1 – Calculation Tool demonstrates that a measurable net gain can be achieved for this development, in line with the principles of mandatory biodiversity net gains. This includes a net gain of 8.77 habitat units (+30.21%), and 0.64 (+18.09%) linear hedgerow) units. The additional off-site measures (area adjacent to the application site (Public Open Space – Village Green) which were required to resolve the trading summary issue will contribute to a total net gain of +60.48% of habitat units overall. We therefore still recommend that a Landscape and Ecological Management Plan which should set out the detailed management and monitoring plan to achieve the aims and objectives of the Biodiversity Metric, for the on-site habitats, as well as the implementation and aftercare of any bespoke biodiversity enhancements, should be secured as a condition of any consent. as well as the implementation and aftercare of any bespoke biodiversity enhancements.

We are satisfied that the Landscape Management Plan Woodland Village Green (FPCR, Rev C October 2024), sets out the aims and objectives of the post implementation habitat condition requirements for the off-site measures We highlight that the off-site habitat creation and

enhancement will need to be secured via s.106 agreement, with this being agreed by the applicant and the local authority.

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