



Planning Consultation Response

Application No: 23/01994/FUL

To: Planning Department
From: BDC Ecology
Date: 05/11/2024

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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