**From:** biodiversity@charnwood.gov.uk <biodiversity@charnwood.gov.uk>
**Sent:** Wednesday, August 17, 2022 1:13 PM
**To:** Louise Winson <Louise.Winson@charnwood.gov.uk>
**Cc:** development.control@charnwood.gov.uk
**Subject:** RE: P20-3155 P/21/2639/2 - Land North of Barkby Road, Syston

Louise

Apologies for the delay in responding to this. The baseline assessment is acceptable. However I do have some questions about whether all the proposed enhancements could in practice be achieved. These arise from: the proportion of new grassland assessed as having medium distinctiveness, moderate condition- or both, the High distinctiveness habitat types assigned to SuDS features  and also include questions about the deliverability of the proposed hedgerow enhancements, eg; hedgerows that could potentially form rear garden boundaries and whether the wet ditches associated with some hedgerows would actually be retained. Based on what I have seen so far I suspect that  scrutiny of a detailed layout is likely to result in a reduction of the value of onsight mitigation, potentially resulting in a net loss. The applicant needs to be aware of these  concerns when preparing a RM application in order to avoid any offsite obligations. However, it would be appropriate to address them at RM. I’d recommend including provision for rerunning a BIA and if necessary securing offsite compensation as part of a S106 agreement

Rupert