

From: [Guy Longley](#)
To: [Louise Winson](#); [Georgina Doyle](#)
Subject: RE: P20-3155 Barkby Road, Syston - Biodiversity
Date: 01 November 2022 16:04:41
Attachments: [image001.png](#)
[image002.png](#)

Hi Louise

Sorry not to get back to you sooner on your email requesting a response to the comments on biodiversity.

We have discussed this with EDP our Ecologist Consultants. They have provided the following comments.

Their main concern is that the habitats shown in our biodiversity net gain plans/calculator are unachievable. The wildflower grassland we have depicted is 'other neutral grassland', which is a wide category of grasslands that doesn't fit into any of the other more specific habitat types. This can mean anything from rank, abandoned grasslands to wildflower rich grasslands that don't quite fit the category of 'lowland meadow' – the key point is that perennial rye grass should be at low densities or absent and there should be 9-15 species of plant per m2. This is definitely achievable in public open space provided ground is prepared adequately and habitats are managed appropriately. Achieving a 'moderate' condition is also very achievable and this was based on the condition scoring tables provided alongside Defra's Biodiversity Metric 3.0 (the version used for these calculations). Ultimately, delivering this level of net gain will be achieved through the writing and following of an ecological management plan, which can be conditioned. Similarly, the provision of wildlife friendly SuDS features is considered achievable with a robust management plan and through sensitive design, and their inclusion as ponds, reedbed and wildflower grasslands in the calculators is not considered unreasonable.

We have reviewed the masterplan and we are confident that a.) the ditches can be retained – the hedges that they are associated with are retained and situated within open space – and b.) the vast majority of hedgerows are retained at least partially within open space. A very small length of hedgerow is situated along the site boundary with no open space on the northern boundary, which has not been accounted for in the net gain calculations, but this would make no material difference considering the high level of net gain predicted.

EDP Consultants

I hope the above provides the necessary comfort that the assessment is robust and that the enhancements can be achieved. As you note, the matter can be adequately covered through conditions/section 106 agreement to secure a Biodiversity Mitigation Strategy for the site at reserved matters stage.

Guy

From: Louise Winson <Louise.Winson@charnwood.gov.uk>
Sent: 20 September 2022 17:57
To: Georgina Doyle <Georgina.Doyle@pegasusgroup.co.uk>
Cc: Guy Longley <Guy.Longley@pegasusgroup.co.uk>
Subject: RE: P20-3155 Barkby Road, Syston - Updated Flood Risk Assessment

Dear Georgina,

I am sorry for the delay in replying.

The latest position on the application is I am waiting on confirmation from my open space colleagues regarding Guy's latest proposals for off-site contributions. We are also still waiting on the highways response. I have asked for an indication as to when this will be received.

I have also received comments recently on biodiversity. There are questions over whether all of

the proposed enhancements could be achieved. These arise 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. Whilst the issue cannot be fully resolved at this stage given the application is outline, the lpa would propose to include the requirement for a biodiversity mitigation strategy for the site at the RM stage in the S106 Agreement. Provision in the agreement will also be made to secure an off-site contribution towards biodiversity in the event there is a net loss on site. I would welcome any opinions on this matter.

With regards to committee dates, given there are a number of outstanding issues, most critically highway comments, I am of the opinion that it is very unlikely that the application will go to the October meeting at this time.

I trust this information is of some use.

Kind Regards,

Louise

From: Georgina Doyle <Georgina.Doyle@pegasusgroup.co.uk>
Sent: 20 September 2022 14:45
To: Louise Winson <Louise.Winson@charnwood.gov.uk>
Cc: Guy Longley <Guy.Longley@pegasusgroup.co.uk>
Subject: RE: P20-3155 Barkby Road, Syston - Updated Flood Risk Assessment

Louise,

Do you have an update on this please?

Georgina

Georgina Doyle

Associate Planner

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From: Georgina Doyle <Georgina.Doyle@pegasusgroup.co.uk>
Sent: 15 September 2022 08:44
To: Louise Winson <Louise.Winson@charnwood.gov.uk>
Cc: Guy Longley <Guy.Longley@pegasusgroup.co.uk>
Subject: RE: P20-3155 Barkby Road, Syston - Updated Flood Risk Assessment

Hi Louise,

Sorry to chase but can you give me an update on this application please? So I that I can update Taylor Wimpey.

Thanks

Georgina

Georgina Doyle

Associate Planner

[E Georgina.Doyle@pegasusgroup.co.uk](mailto:Georgina.Doyle@pegasusgroup.co.uk)
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From: Georgina Doyle <Georgina.Doyle@pegasusgroup.co.uk>
Sent: 12 September 2022 11:46
To: Louise Winson <Louise.Winson@charnwood.gov.uk>
Cc: Guy Longley <Guy.Longley@pegasusgroup.co.uk>
Subject: RE: P20-3155 Barkby Road, Syston - Updated Flood Risk Assessment

Hi Louise,

I hope you are ok.

Guy is away for a couple of weeks. In his absence, please can you give me an update on this application? Taylor Wimpey are keen to have confirmation that the application will go to Plans Committee on 20th October. Can you let me know if this is the intention?

Many thanks

Georgina

Georgina Doyle

Associate Planner

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From: Guy Longley
Sent: 06 July 2022 06:51
To: Louise Winson <Louise.Winson@charnwood.gov.uk>
Cc: development.control@charnwood.gov.uk

Subject: RE: P20-3155 Barkby Road, Syston - Updated Flood Risk Assessment

Dear Louise

RE: Land North of Barkby Road, Syston – Application Ref P/21/2639/2

Please find attached a covering letter and OneDrive link below to the updated Flood Risk Assessment including peer review of the Hydraulic Modelling requested by the LLFA.

I would be grateful if you could arrange a re-consultation with the LFFA as soon as possible. If you can confirm receipt of this email and the document that would be great.

 [P20-3155 FRA Update](#)

Guy

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