

Dear Sirs,

**Wymondham and Edmondthorpe Neighbourhood Plan  
Reg 16 Consultation**

I write on behalf of my client, Ben Wood of Bertram Design and Build who has offices and a builder's yard at 39 Edmondthorpe Road, Wymondham LE14 2AD.

Policy ENV5 of the Wymondham and Edmondthorpe Neighbourhood Plan states,

*"The Plan will designate three wildlife corridors as shown (see Figure 8): (1) riparian corridor along the brook from north of the railway line through Wymondham to Wymondham Roughs nature reserve; (2) the River Eye for its whole length on the Parish boundary; and (3) along the ancient track between Wymondham and Edmondthorpe."*

The proposed Wildlife corridor (1) as shown on Figure 8 of the Neighbourhood Plan departs from the path of the brook at some point to the west of Edmondthorpe Road and runs across Edmondthorpe Road and then through the land occupied by my client's offices and builder's yard. This is shown overleaf on the detailed extracts from Figure 8 and on which my clients building and land is shown by way of an overlay.

We have commissioned a report by an Ecological Consultant, Andrew Chick MPhil ACIEEM and this report dated 17th February 2017 is append. Andrew Chick concludes that the departure of the Wildlife Corridor from the brook and the route through the builder's yard and over land occupied by the offices means that , *"...(with the possible exception of badger), it is considered that all of the aforementioned species would be more likely to use the environs of the stream for both foraging and commuting, rather than the southern boundary of the site."*

The Ecological Consultant's conclusion is,

*"It is recommended that the proposed wildlife corridor should follow the path of the stream and cross Edmondthorpe Road at the road bridge at NGR SK 85333 18483 as this would be the more likely route taken by wildlife, rather than the route shown in the Neighbourhood Plan which uses the line of a species poor hedgerow that is severed by the Edmondthorpe Road which is considered to create a barrier to the dispersal of wildlife."*

My client is concerned that as currently drafted, Policy ENV5 of the Neighbourhood Plan in conjunction with Figure 8 of the Plan is not compatible with the existing and lawful use of his land and that in addition, the route of the proposed wildlife corridor does not properly reflect the likely route that will be taken by wildlife. On behalf of my client, we therefore request that the route of the proposed Wildlife corridor (1) as shown on Figure 8 of the Plan is amended in accordance with the recommendations of Andrew Chick's letter dated 17th February 2017.

yours faithfully,



Nick Bacon

NICK BACON BA, BARCH,  
ARCHITECTURE DESIGN AND PLANNING  
DARKER NOOK FARM  
COLSTON LANE  
HARBY, LEICS.  
LE14 4BE



The Office Building at 39 Edmondthorpe Road

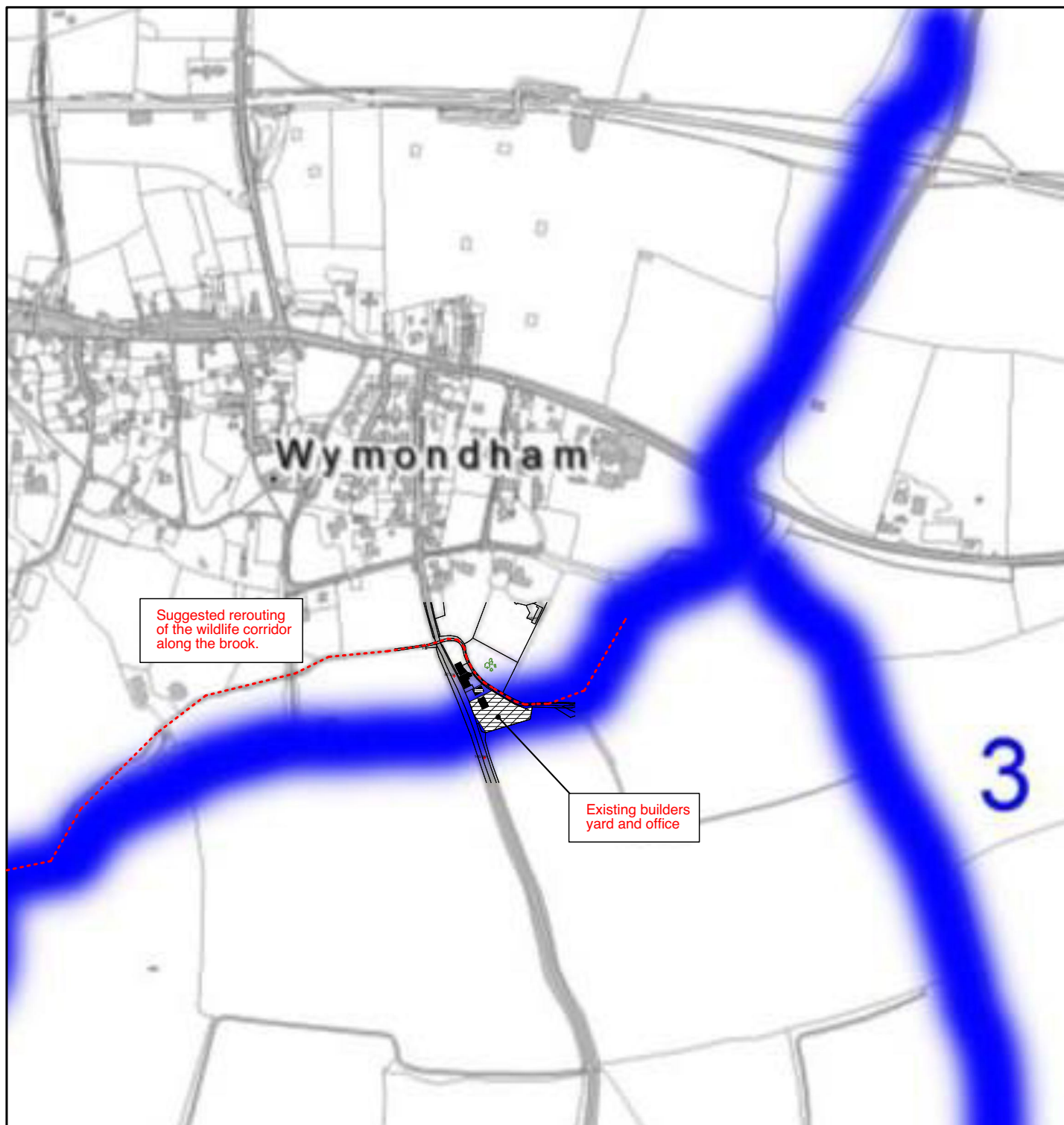


Yard to the rear.



Yard adjacent to 39 Edmondthorpe Road.

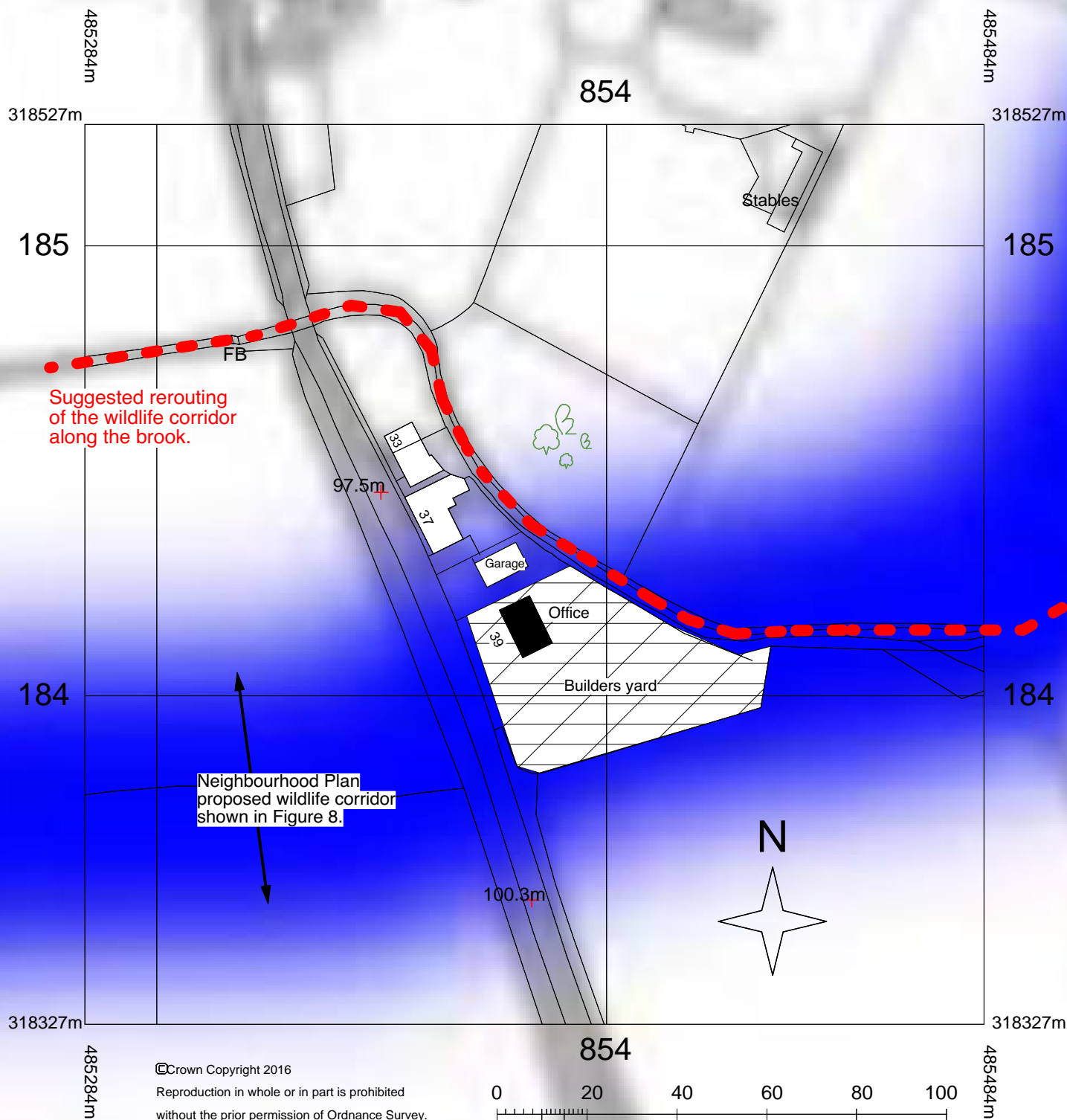




Extract from Wymondham and Edmondthorpe Neighbourhood Plan (enlarged for clarity)  
 "Figure 8: Proposed Wildlife Corridors "  
 with overlay showing office and builders yard  
 to the south of 39 Edmondthorpe Road

© Nick Bacon, BA, B Arch  
**ARCHITECTURE**  
 DESIGN & PLANNING

Darker Nook Farm, Colston Lane  
 Harby, Leicestershire, LE14 4BE  
 T: 0795 782 5052  
 e: [nick@kgbdesign.demon.co.uk](mailto:nick@kgbdesign.demon.co.uk)



Extract from Wymondham and Edmondthorpe  
Neighbourhood Plan (enlarged for clarity)  
"Figure 8: Proposed Wildlife Corridors "  
with overlay showing office and builders yard  
to the south of 39 Edmondthorpe Road

© Nick Bacon, BA, B Arch  
**ARCHITECTURE**  
DESIGN & PLANNING

Darker Nook Farm, Colston Lane  
Harby, Leicestershire, LE14 4BE  
T: 0795 782 5052  
e: nick@kgbdesign.demon.co.uk

Andrew P. Chick MPhil ACIEEM  
Ecological Consultant

The Old Farmhouse,  
Washdyke Lane, Fulbeck,  
Grantham, Lincs NG32 3LB  
Tel: 07880700313  
E-mail: andrew@forktail.co.uk

**Att: Mr Ben Wood**

Bertram Design and Build,  
39 Edmondthorpe Road,  
Wymondham,  
Leicestershire  
LE14 2AD

February 17, 2017

**REF: Ecological Appraisal of Land to the rear of 39 Edmondthorpe Road, Wymondham, Leicestershire LE14 2AD.**

Independent Ecologist and Protected Species Consultant, Andrew P. Chick MPhil, was commissioned by Mr N Bacon (Architecture Design & Planning) to undertake an ecological appraisal of land to the rear of 39 Edmondthorpe Road, Wymondham, Leicestershire LE14 2AD. The survey is required in connection with a future planning application with Melton Borough Council.

The survey was completed on 16<sup>th</sup> February 2017 and the report details are as follows:

- Ecological Appraisal of Land to the Rear of 39 Edmondthorpe Road, Wymondham, Leicestershire LE14 2AD – Andrew P. Chick Ecology; February 2017

The results of this survey are mentioned within this letter where considered relevant, particularly with reference to the site descriptions.

As part of the survey, Andrew P. Chick was asked to comment on the Wymondham and Edmondthorpe Neighbourhood Plan<sup>1</sup> and in particular the Biodiversity statement (section 8.5 page 40).

**Introduction**

In June 2016 Wymondham Parish Council submitted the Wymondham and Edmondthorpe Neighbourhood Plan. Neighbourhood Planning was introduced by the Localism Act 2011 and provides communities with the opportunity to shape the future development of their Town or

---

<sup>1</sup> Gresham H, Wymondham and Edmondthorpe Neighbourhood Plan – 29<sup>th</sup> June 2016

Parish by putting in place a Neighbourhood Plan.

The Neighbourhood Plan has been produced by an Advisory Committee, appointed by and reporting to the Parish Council, following careful consideration of numerous consultation exercises and responses from the community and a wide variety of local stakeholders. Detailed consideration has also been given to other sources including local survey information and higher level planning policies and guidance. The draft Neighbourhood Plan reflects community-wide observations, comments, concerns and aspirations about planning, development and related issues for the period up until 2036.

Once 'made', the Neighbourhood Plan forms part of the statutory development plan, alongside the borough-wide Local Plan being produced by Melton Borough Council.

### **Biodiversity Plan**

Section 8 of the Neighbourhood Plan deals with the Neighbourhood Plan Policies for the Natural and Historical Environment and specifically biodiversity.

The plan recommends three wildlife corridors to be designated to connect known sites of wildlife importance (specifically local SSSI's at Wymondham Rough and Cribb's Lodge Meadows) to make it possible for populations of animals and plants to interact and spread without hindrance from intervening development barriers. This approach is recognised both as an example of good practice for biodiversity enhancement and habitat protection, and as an effective way of bringing wildlife into closer contact with people.

### **Wildlife Corridors**

Wildlife corridor boundary features (as described in the UK BAP<sup>2</sup>), are an important biological characteristic of the British landscape. Many features can be described as "wildlife corridors" - for example, lines of trees and shrubs, rivers, streams, grassland and other semi-natural habitats. These are usually linear habitats, often occurring on agricultural land and alongside roads and railway lines. Wildlife corridors are often said to act as a means of dispersal for many species by linking isolated habitats such as woodland and grassland, and enabling the movement of species through otherwise open landscape. They are also important in the dispersal of plants, acting as a linear habitat for the distribution of seeds, and attracting insects for pollination.

### **Neighbourhood Plan**

The route of Wildlife Corridor 1 as shown in the Neighbourhood Plan follows the route of the stream until NGR SK 85444 18409, at which point rather than following the stream and crossing the Edmondthorpe Road at the road bridge at NGR SK 85333 18483, it follows the southern

---

<sup>2</sup> JNCC, The UK Biodiversity Action Plan (UK BAP) 1992–2012

boundary of land to the Rear of 39 Edmondthorpe Road, Wymondham, Leicestershire LE14 2AD. This boundary consists of an unmanaged species-poor hedgerow of hawthorn *Crataegus monogyna* and elder *Sambucus nigra* with two semi-mature willow *Salix spp* trees and a single ash *Fraxinus excelsior*. The ground flora associated with this hedge line was found to be sparse, with occasional clumps of snowdrops *Galanthus spp*, common nettle *Urtica dioica*, cleavers *Galium aparine*, creeping thistle *Cirsium arvense* and emerging lords-and-ladies *Arum maculatum* recorded at the time of the survey. Additionally, the hedgerow stops at the Edmondthorpe Road, creating a barrier which is likely to prevent the movement of some wildlife.

The Ecological Appraisal of land to the rear of 39 Edmondthorpe Road, Wymondham, Leicestershire LE14 2AD highlighted the potential for the following protected species to be present on or near to the site:

- Bats
- Common species of birds
- White-clawed crayfish *Austropotamobius pallipes*
- Otter *Lutra lutra*
- Badgers *Meles meles*
- Water Vole

It should be noted that during the survey work undertaken on 16<sup>th</sup> February 2017 only common species of birds were recorded on the site.

When accessing the proposed wildlife corridor (with the possible exception of badger), it is considered that all of the aforementioned species would be more likely to use the environs of the stream for both foraging and commuting, rather than the southern boundary of the site.

### Conclusion

It is recommended that the proposed wildlife corridor should follow the path of the stream and cross Edmondthorpe Road at the road bridge at NGR SK 85333 18483 as this would be the more likely route taken by wildlife, rather than the route shown in the Neighbourhood Plan which uses the line of a species poor hedgerow that is severed by the Edmondthorpe Road which is considered to create a barrier to the dispersal of wildlife.

If you have any queries, please do not hesitate to contact me.

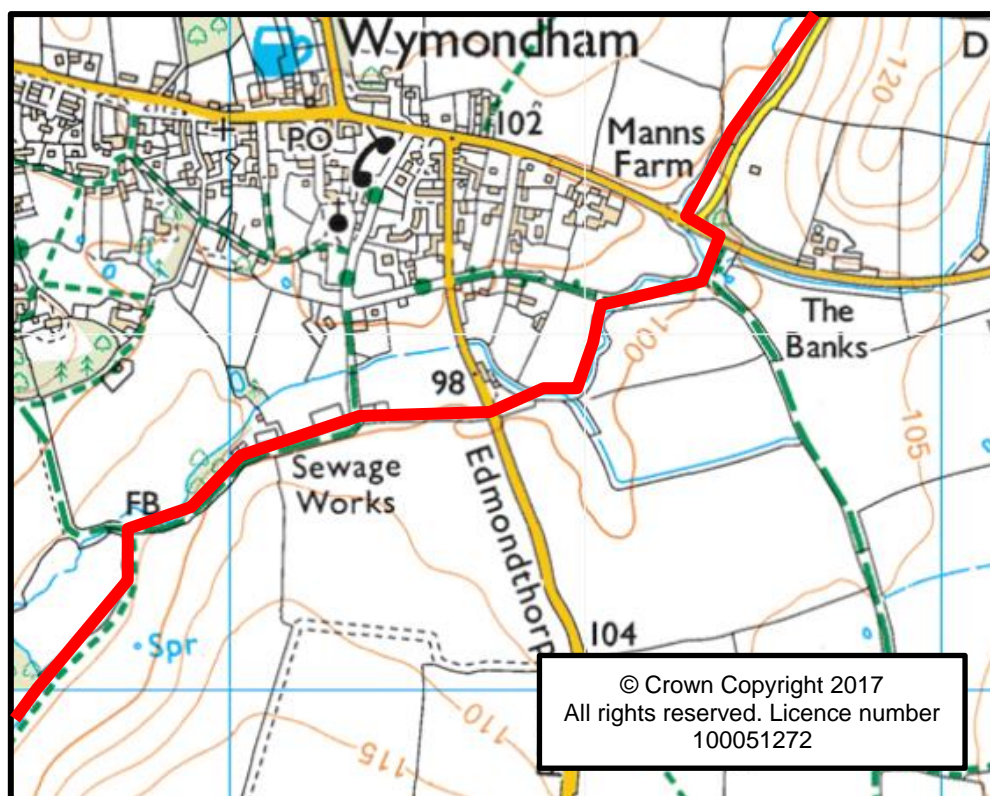
Yours Sincerely



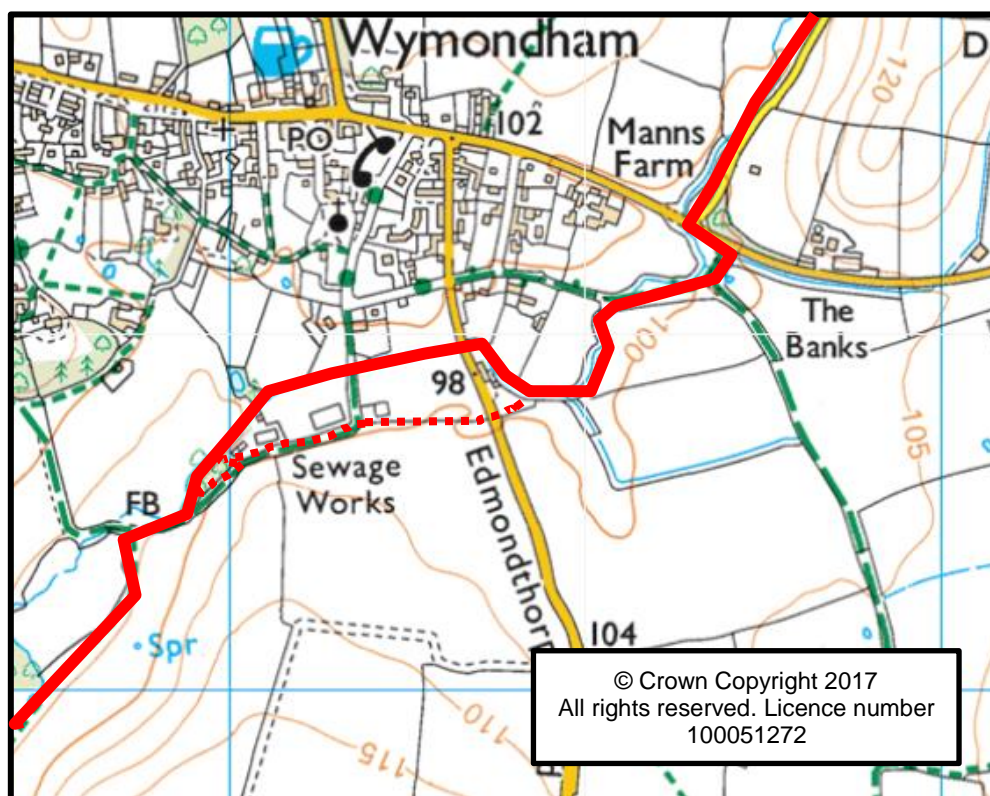
Andrew P. Chick



# Appendix 1 – Wildlife Corridor at Wymondham and Edmondthorpe



**Figure 1.** Map showing the proposed route of the Wildlife Corridor



**Figure 2.** Map showing the recommended route of the Wildlife Corridor