

# Knights

**Town and Country Planning Act 1990  
(as amended)**

**Section 174 Appeal against  
Enforcement Notice ref. E/21/0048**

**APPENDICES**

**Appendix 1 - Site Location Plan ref. 101-925(P)100A)**

**Appendix 2 – Plan showing the 3 vehicular access points to the land in the appellant’s ownership**

**Appendix 3 – Email confirming that the planning officer considering retrospective planning application ref. P/24/0258/2 was initially minded to support the application**

**Appendix 4 – Local Highway Authority consultee response to planning application P/24/0258/2 (dated 28 June 2024).**

**Appendix 5 - Letter from Mervyn Greenhalgh**

**Appendix 6 - Environment Bank documentation**

**Appendix 7 - Image of intercom unit on the gates**

**Appendix 8 - Correspondence from the Council confirming that the LPA does not consider the intercom to be development (dated 5 March 2024).**

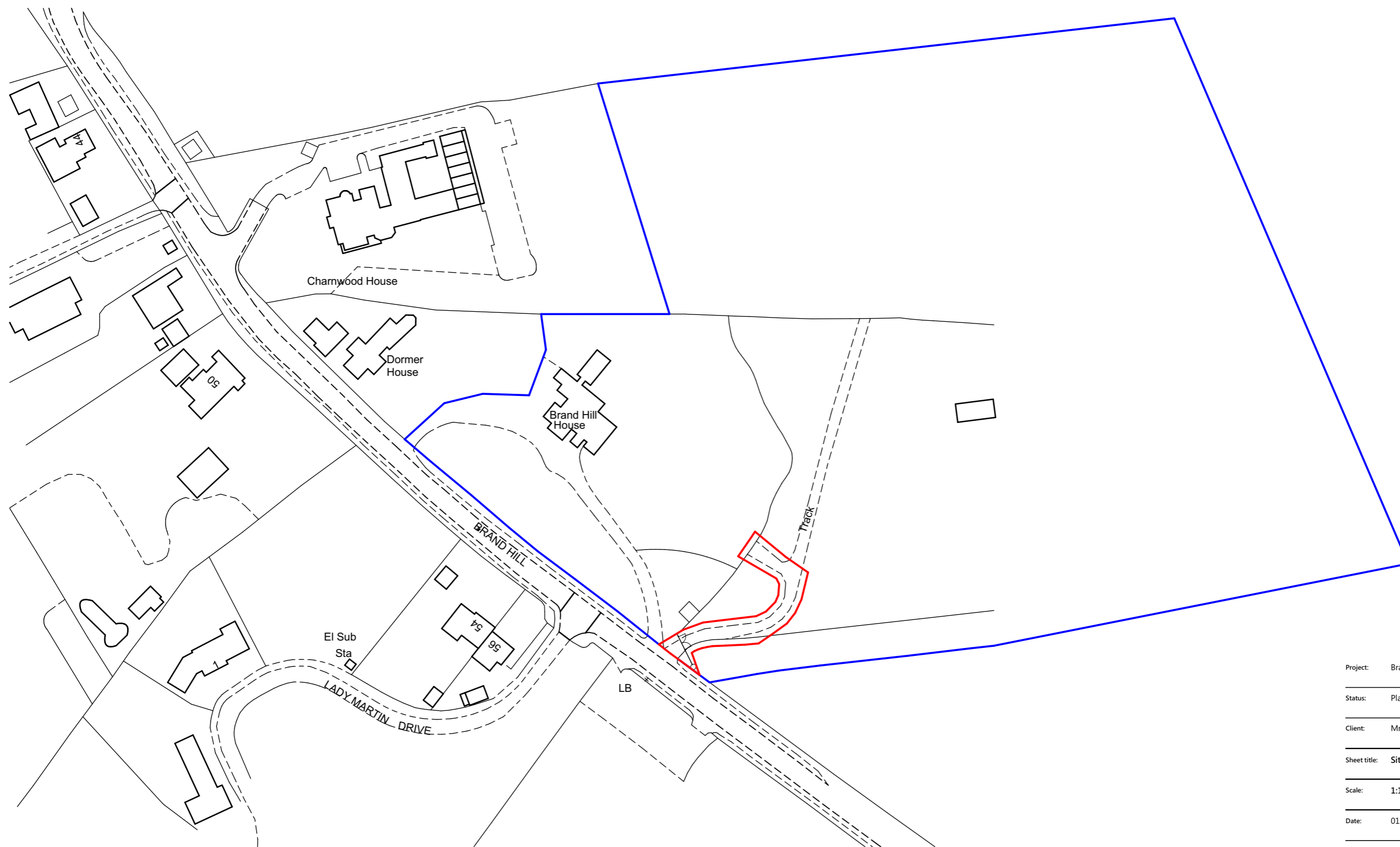
**Appendix 9 - Certificate of Lawful Development P/23/1857/2 granted 20th December 2023.**

**Appendix 10(a) - letter from KC Automation confirming date of installation of the intercom.**

**Appendix 10b) – dated invoice for installation of the intercom.**



**Appendix 1 - Site Location Plan ref. 101-925(P)100A)**



Project: Brand Hill House, Woodhouse Eaves

Status: Planning

Client: Mr Mattu

Sheet title: Site Location Plan Track

Scale: 1:1250@A3

Date: 01.02.2024

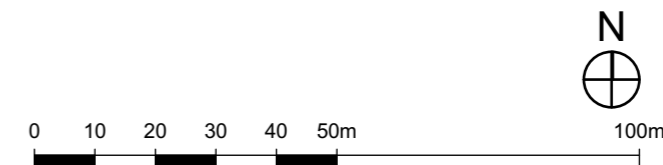
Drawn: ATP

Checked: GDW

Ref: 101-925/(P)100A

Site Location Plan @ 1:1250

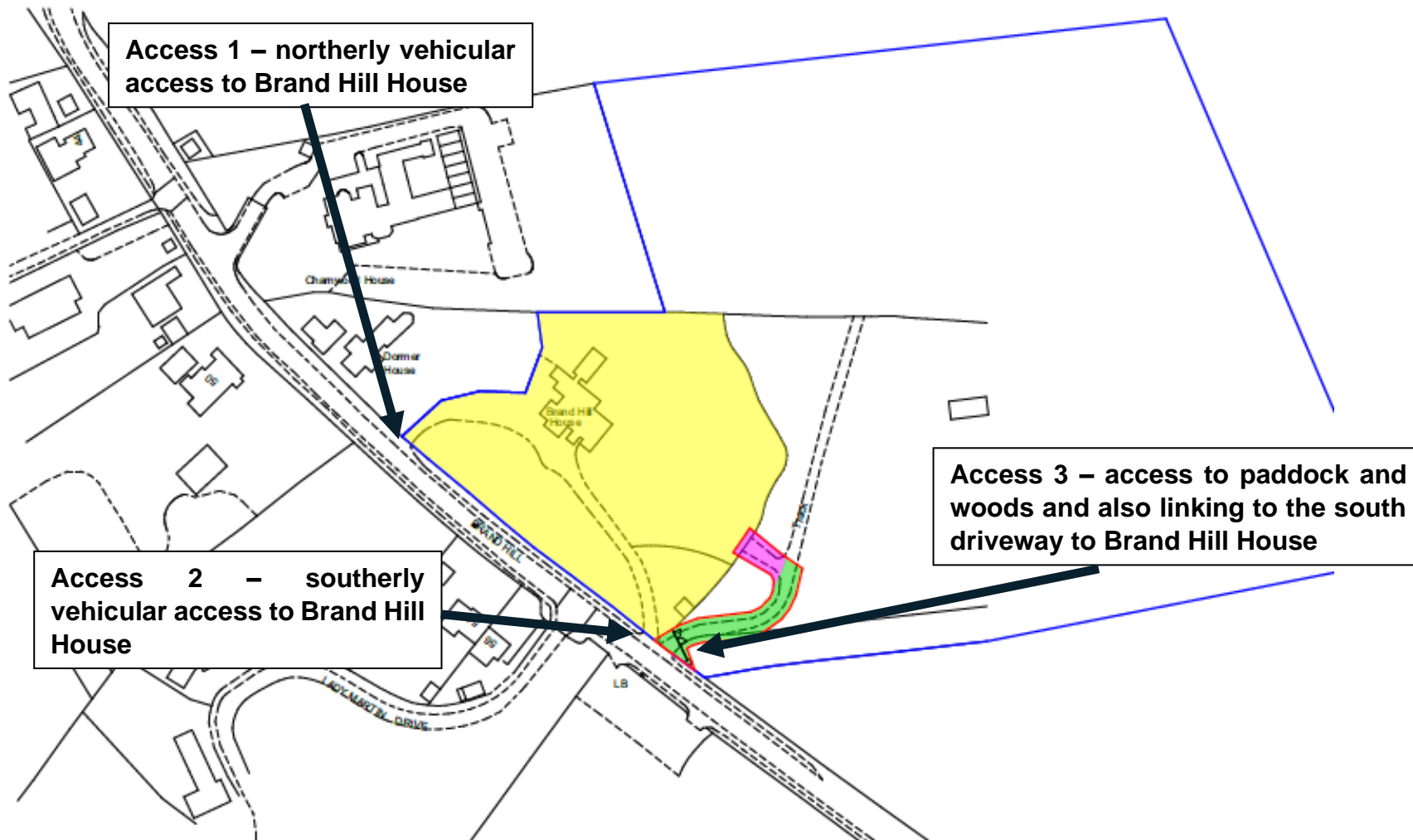
Site area denoted by red line = 0.054 hectares



Waterloo House, 71 Princess Road West, Leicester, LE1 6TR · T 0116 204 5800  
74 Wells Street, London, W1T 3QQ · T 020 3327 0381  
F 0116 204 5801 · rg-p.co.uk · design@rg-p.co.uk

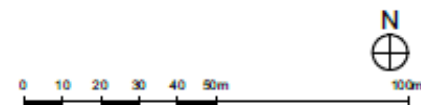
Notes:  
All designs should be constructed in strict accordance with building regulations.  
In addition any materials, components and fixings in/or connected to a façade should be non-combustible if the top storey of the building is above 11m.  
All dimensions to be checked on site. Do not scale off this drawing for construction purposes.  
This drawing is the copyright of the Architect, and not to be reproduced without their permission.  
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rg+p Ltd. Trading as rg+p.

**Appendix 2 – Plan showing the 3 vehicular access points to the land in the appellant’s ownership**



**KEY**

- Previous residential curtilage
- Additional section of track to be used for residential access.
- Track with mixed use of residential, forestry and for access to the paddock.



**Appendix 3 Email from planning officer confirming minded initially to support proposals**



**From:** Lewis Marshall <[Lewis.Marshall@charnwood.gov.uk](mailto:Lewis.Marshall@charnwood.gov.uk)>  
**Sent:** 11 September 2024 09:37  
**To:** Matthew Wedderburn <[matthew.wedderburn@knightsplc.com](mailto:matthew.wedderburn@knightsplc.com)>  
**Subject:** [EXTERNAL] RE: P/24/0258/2 - Brand Hill House, Brand Hill, Woodhouse Eaves, Leicestershire, LE12 8SX

Message originated from outside Knights

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Hi Matthew,

I am minded to recommend approval and I have advised the ward councillor of this. You will recall that he has called the application in. Discussions are ongoing re. his call-in. I will update you as soon as possible as to the method of determination i.e. delegated or committee decision.

Kind regards

Lewis Marshall MRTPI  
Principal Planning Officer

**Tel:** 07713 323418 or 01509 634782

**Email:** [lewis.marshall@charnwood.gov.uk](mailto:lewis.marshall@charnwood.gov.uk)

**Web:** [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

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**Working Together**



**Customer Focused**

**From:** Matthew Wedderburn <[matthew.wedderburn@knightsplc.com](mailto:matthew.wedderburn@knightsplc.com)>  
**Sent:** Wednesday, September 11, 2024 9:23 AM  
**To:** Lewis Marshall <[Lewis.Marshall@charnwood.gov.uk](mailto:Lewis.Marshall@charnwood.gov.uk)>  
**Subject:** RE: P/24/0258/2 - Brand Hill House, Brand Hill, Woodhouse Eaves, Leicestershire, LE12 8SX

Hi Lewis,

I hope you had an enjoyable break.

Thank you for the email below and is there any further update in respect of the planning application for the section of track at Brand Hill, Woodhouse Eaves please?

Kind regards,

Matt

**Matthew Wedderburn**  
Senior Associate

**Knights**  
D 01244 896603  
M 07824 862262  
T 01244 896600  
W [www.knightsplc.com](http://www.knightsplc.com)

## Knights

**From:** Lewis Marshall <[Lewis.Marshall@charnwood.gov.uk](mailto:Lewis.Marshall@charnwood.gov.uk)>

**Sent:** 29 August 2024 17:51

**To:** Matthew Wedderburn <[matthew.wedderburn@knightsplc.com](mailto:matthew.wedderburn@knightsplc.com)>

**Subject:** [EXTERNAL] RE: P/24/0258/2 - Brand Hill House, Brand Hill, Woodhouse Eaves, Leicestershire, LE12 8SX

Message originated from outside Knights

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Hi Matthew,

Thank you for your email.

We switched to a new back office system on 12<sup>th</sup> August which has set us back a few weeks on most applications. Therefore, the consultation letters were only sent out on Tuesday this week. It may now be difficult to get this to September committee. I apologise for this.

I have received a query from Cllr Snartt today and I have set out why I am likely to recommend approval. It may be that he decides to withdraw his call in. We await his response.

I am on leave next week therefore I will contact you again w/c 9<sup>th</sup> September with an update.

Kind regards

Lewis Marshall MRTPI  
Principal Planning Officer

**Tel:** 07713 323418 or 01509 634782  
**Email:** [lewis.marshall@charnwood.gov.uk](mailto:lewis.marshall@charnwood.gov.uk)  
**Web:** [www.charnwood.gov.uk](http://www.charnwood.gov.uk)



Keep in touch via our email alerts  
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Twitter: @CharnwoodBC Facebook: [www.facebook.com/charnwoodbc](http://www.facebook.com/charnwoodbc)

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**Appendix 4 – Local Highway  
Authority consultee response to  
planning application P/24/0258/2  
(dated 28 June 2024).**

**Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.**

Response provided under the delegated authority of the Director of Environment & Transport.

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**APPLICATION DETAILS**

Planning Application Number: P/24/0258/2

Highway Reference Number: 2024/0258/02/H

Application Address: Brand Hill House Brand Hill Woodhouse Eaves Leicestershire LE12 8SX

Application Type: Full

Description of Application: Installation of track and use of existing vehicular access point and the track for access to existing dwellinghouse with associated works (Retrospective)

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**GENERAL DETAILS**

Planning Case Officer: Lewis Marshall

Applicant: Mr Gurdev Mattu

County Councillor: Cllr Deborah Taylor

Parish: Bradgate

Road Classification: Class C

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**Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:**

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 115 of the National Planning Policy Framework (December 2023), subject to the conditions and/or planning obligations outlined in this report.

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) is in receipt of application P/24/0258/2 which seeks retrospective planning permission for the use of an existing vehicular access to serve Brand Hill House, Brand Hill, Woodhouse Eaves.

The LHA understand that the existing vehicular access currently serves an area of woodland (known as Hunger Hill Wood), that is under the ownership of the Applicant and at the rear of Brand Hill House. As part of the proposals the Applicant intends to install a track within private land between the access and Brand Hill House and then close an existing residential access.

The LHA has reviewed the following documentation submitted in support of the application.

- Planning Application Form submitted to the Local Planning Authority (LPA) 13th February 2024;
- rg+p, 'Site Location Plan', drawing No. 101-925/(P)100A;

- Knights, Planning and Heritage Statement created February 2024;
- rg+p, 'Proposed Site Plan', drawing No. 101-925/(P)102C;
- SCP, 'Transport Technical Note' (TN) created 15th March 2024, document ref, MD/220198/3.

## **Planning History**

The LHA would like to highlight the following previous planning applications relating to the site.

- Application P/22/0771/2 was for a similar proposal to the current application. In the response issued 19<sup>th</sup> July 2022, the LHA requested further information regarding visibility splays and the closure of the access that would become redundant as part of the proposals. This application was refused by the LPA on the 28<sup>th</sup> July 2022 on the grounds of the proposals having an unacceptable impact on the countryside and also due to a failure to demonstrate that the access was safe and suitable.

The Applicant then appealed against the refusal decision. The appeal was dismissed by the Planning Inspectorate on 20<sup>th</sup> March 2023. It is of note that the Planning Inspector deemed the proposal acceptable in highway safety terms however this did not outweigh the other refusal reasons regarding character and appearance.

- Through application reference. P/23/1857/2 the access that is the subject of this application was approved by the LPA on 20<sup>th</sup> December 2023 to be used to serve the track leading to Hunger Hill Wood. The proposal included the gates and fencing that are presently in situ. The LHA were not consulted on this application.

## **Site Access**

Brand Hill House has two existing access points. The Applicant proposes to close the southern access and transfer the residential trips to the adjacent access that serves Hunger Hill Wood and a paddock area. All accesses lead onto Brand Hill which is an adopted, 'C' classified road subject to a 30mph speed limit. No changes are proposed to the northern residential access.

Drawing No. 101-925/(P)102C shows the Hunger Hill Wood access to be at least 4.0m wide for the first 5.0m from the carriageway with inward opening gates setback approximately 4.0m from the public footway and approximately 6.0m from the carriageway.

The Applicant conducted a speed survey between the 24<sup>th</sup> February 2024 and 1<sup>st</sup> March 2024 to determine the 85<sup>th</sup> percentile speed of passing traffic. The LHA note that a permit was obtained from Leicestershire County Council for the period between 21<sup>st</sup> February and 29<sup>th</sup> February 2024. Therefore the data captured on 1<sup>st</sup> March 2024 was done so without a valid permit. Notwithstanding this, given that the majority of the survey was conducted under a valid permit the LHA is satisfied to rely on the submitted data.

The speed survey captured an 85th percentile eastbound speed of 40mph and an 85th percentile westbound speed of 41mph. As to be in accordance with Part 3, Table DG4 of the Leicestershire Highway Design Guide (LHDG) a visibility splay of 2.4m by 65m to the west of the access is required and a splay to the east of 2.4m by 120m is required.

Given the recorded westbound vehicle speed of 41mph the LHA deem it appropriate to apply the Design Manual for Roads and Bridges desirable minimum Stopping Sight Distance calculation to

determine the required visibility splay to the east. Using a two second reaction time and a deceleration rate of 2.45 sq. metres/ second a splay of 2.4m by 107.5m is required to the east.

Drawing No. SCP/220198/D01 Rev. B (contained within the TN) shows that the access proposed to be closed (the southern residential access) provides a visibility splay of 2.4m by 43m to the east and 2.4m by 10m to the west.

SCP drawing No. SCP/220198/D01 Rev. B also shows that the access serving Hunger Hill Wood offers visibility splay of 2.4m by 43m in either direction.

Notwithstanding the DMRB calculation above, whilst neither access provides visibility splay in accordance with Part 3, Table DG4 of the LHDG it is evident that the Hunger Hill Wood access offers greater visibility splay than the access that is proposed to be closed.

It is noted that the gates on the Hunger Hill Wood access are setback further from the carriageway in comparison to the gates at the access that is proposed to be closed. SCP drawing No. SCP/220198/D02 (contained within the TN) also shows the provision of 2.0m by 2.0m pedestrian visibility splay which are not provided at the access that is proposed to be closed.

The LHA is satisfied that the proposed access is of a better design and safer than the access that is proposed to be closed as it offers greater vehicular and pedestrian visibility along with having gates setback further from the carriageway.

Whilst the proposed development does represent an intensification of an existing access given that Brand Hill House has another access the level of intensification will not be significant and the closure of any access onto the public highway represents a highway safety gain.

The LHA do advise that the area between the back of the footway and the gates should be surfaced with tarmac, concrete or similar hard bound material (not loose aggregate). This should be secured via a suitable condition should the LPA be minded to grant approval of the planning application.

The LHDG can be accessed via <https://resources.leicestershire.gov.uk/lhdg>.

### **Highway Safety**

There has been no recorded Personal Injury Collisions within 500m in all directions of the site in the previous five years. Therefore, the LHA has no pre-existing highway safety concerns at this location.

### **Conditions**

1. No part of the development hereby permitted shall be implemented until such time as the access arrangements shown on rg+p drawing number 101-925/(P)102C have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).

2. No part of the development hereby permitted shall be implemented until such time as vehicular visibility splays of 2.4m metres by 43m metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (December 2023).

3. No part of the development hereby permitted shall be implemented until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (December 2023).

4. The development hereby permitted shall not be implemented until such time as the access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5.0 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023)

5. The vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the existing vehicular access on Brand Hill (southern residential access) that becomes redundant as a result of this proposal has been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (December 2023).

### **Informative**

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

**Date Received**  
**7 June 2024**

**Case Officer**  
**Simon Herbert**

**Reviewer**  
**GG**

**Date issued**  
**28 June 2024**



**Appendix 5**  
**Letter from Mervyn Greenhalgh**

Mervyn Greenhalgh  
73 Maplewell Road  
Woodhouse Eaves  
Leicestershire  
LE12 8PG

01509-890374  
07968-771075

11th February 2024

Matthew Wedderburn  
Knightsplc.com

Dear Mr Wedderburn,

Brand Hill House, Brand Hill, Woodhouse Eaves

In response to Charnwood Borough Council wanting to take away the intercom and electric gate function, this would be a severe handicap for us or anybody wanting to maintain the woods and the paddock because:-

I would have to park my vehicle and trailer plus others vehicles on Brand Hill whilst I get a key from the house.

This is both inconvenient and potentially dangerous, due to the volume of speeding cars along Brand Hill.

The other option would require Mrs Mattu to physically open the gates in all weathers.

At present following the high winds we are working 2/3 sessions a week to clear the considerable number of fallen and dangerous trees.

In addition there is a clear risk of trespass on private land or indeed criminal activity if the gates were left open for longer periods.

To this end I have given the Mattu's my assurance that the wooden gates are never left open and unlocked.

The electric gates have an automatic closure mechanism which provides an essential fail-safe and security.

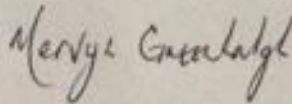
Removal of the spur between the driveway and the gravel access from gates to woods will create difficulties for myself as I park my equipment close to the Mattu's house, as leaving my mower and quad bike in the woods risks vandalism or theft.

The removal of the spur would be unnecessarily inconvenient, as it would require me to exit through the Mattu's metal gates and re-enter through the double wooden gates.

I hope my comments, based upon my years experience working in Hunger Hill, is helpful.

Kind regards,

Mervyn Greenhalgh



VIDEO

PHOTO

SQUARE

**Appendix 6 – Habitat unit purchase documentation from Environment Bank (invoice and management plan, with further details to follow).**



# TAX INVOICE

Gurdev Mattu  
Brandhill House  
Brand Hill Woodhouse  
Eaves

LE12 8SX  
GB

**Invoice Date**  
10/12/24  
**Invoice Number**  
INV-0927  
**Reference**  
B-CHNW2413  
**VAT Number**  
476555255

EBL HB Limited  
The Catalyst  
Baird Lane  
York  
YO10 5GA  
accounts@environmentbank.com  
01904 202 990

Description	Quantity	Unit Price	VAT Rate	Amount
Lowland Meadows Unit	0.07	35,714.29	20%	2,500.00
Allocation Fee	1.00	100.00	20%	100.00
			Subtotal	2,600.00
			Total VAT	520.00
			Invoice Total GBP	3,120.00
			Total Net Payments GBP	0.00
			<b>Amount Due GBP</b>	<b>3,120.00</b>

**Due Date: 10/12/24**

## PAYMENT ADVICE

Thank you for your business!  
Bank NatWest Bank plc  
Bank Account 48975877  
Sort Code 60-00-01  
Reference INV-0927  
BACs EBL HB Limited - Revenue Account

**Customer** C-0190  
**Invoice Number** INV-0927  
**Amount Due** 3,120.00  
**Due Date** 10/12/24  
**Amount Enclosed**

Enter the amount you  
are paying above

# HABITAT MANAGEMENT PLAN

BLA01 – WISTOW ESTATE, LEICESTER

Ref: BLA01-EB-HMP

Report Reference: v03.00

Issued: 29/11/2024

A NEW PLAN FOR  
THE PLANET

 ENVIRONMENT  
BANK

Report details	
Site code	BLA01
Site name	Wistow Estate
Report title	Habitat Management Plan
Report reference	BLA01-EB-HMP
Report version	03.00
Report author(s)	Catherine Ashdown (Senior Ecologist)
Checked by	Fleur Wilson (Principal Ecologist)
Approved by	Fleur Wilson (Principal Ecologist)
Date	29/11/2024

To achieve the study objectives stated in this report, we were required to base our conclusions on the best information available during the period of the investigation and within the limits prescribed by our client in the agreement. Where information is provided by others, EBL shall bear no liability in respect of any advice given on the basis of that information. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information. Thus, we cannot guarantee that the investigations (date, work, interpretation of that data or work) completely defined the degree or extent of e.g., species abundances, habitat management efficacy, conservation credit calculations and hence credit requirements, described in the report.

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## Management Plan Overview

The purpose of this Habitat Management Plan (HMP) is to detail the habitat creation and enhancement proposals required to achieve the target habitats of land at the Wistow Estate (Environment Bank Reference BLA01) (hereafter referred to as the 'Site') and shown within the Site Boundary at Figure 1. The HMP will also set out the provisions for their long-term management.

The management period of at least 30 years is defined by the Environment Act 2021.

The plan is designed to be an adaptive 'live' document and will be reviewed and amended regularly to ensure the management objectives achieve their intended aims over the 30-year management period.

Third party oversight of the HMP will be carried out by the relevant Local Planning Authority, who will review progress of the habitat bank against the proposed management objectives.

The Land Manager is responsible for implementing the management works in the HMP and reporting back progress to Environment Bank in accordance with the terms within the signed Habitat Management Agreement (HMA).

The HMP ensures that works do not adversely affect any protected species within the site and is compliant with UK Wildlife Legislation.

# 1 Site Information

## 1.1 Habitat Bank Details

1.1.1 Table 1 below summarises the details of the Site subject to the HMP. The Habitat Bank Site Boundary is shown on Figure 1.

Table 1: Site details

Site Details	
Site	Wistow Estate
Address	Wistow Estate, Leicestershire, LE8 0QF
National Grid Reference (Centroid)	SP63059601
Local Planning Authority	Blaby District Council
National Character Area	Leicestershire Vales
Land Ownership	Private

## 1.2 Principal Contacts

1.2.1 Table 2 contains the contact information for the Site.

Table 2: Principal contact details

Principal contact details	
Land Owner	Charlie Brooks
Contact address	The Estate Office Kibworth Road Wistow Leicestershire LE8 0QF
Land Manager	Richard Brooks (Wistow Farm Partnership)

## 1.3 Management Context

1.3.1 Table 3 below details the management context associated with the Site and delivery of the HMP. Field numbers are provided in Figure 2.

Table 3: Management context

Management context	
Existing Management	The Site is currently permanent pasture and managed with sheep grazing.
Utilities	There are no water/gas mains or electricity cables on the Site. An electricity cable runs just outside the Site along the southern boundary. A water mains pipe runs along the far side of the road adjacent the southern boundary which supplies troughs within Fields 1 and 2.
Flooding	Approximately 60% of the Site lies within Flood Zone 2 and Flood Zone 3.
Public Access	There is no public access to the Site.
Protected Species	A data search from the Local Record Centre, Leicestershire and Rutland Environmental Records Centre, has returned records of notable and protected species recorded within or adjacent to the Site in the last 10 years including Red Kite and Brown Hare.  No protected or notable species were observed during the initial Site walkover.
Invasive Species	No invasive species have been found to be present on Site.

## 2 Enhancement and Management Proposals

### 2.1 Excluded Habitats

- 2.1.1 All existing internal and boundary hedgerows and ditches, the River Sence watercourse along the north and north-western boundary, and the small woodland copse in the east of the Site, remain the sole responsibility of the party or parties with which responsibility currently falls and as such do not form any part of the habitats that are managed under this HMP.
- 2.1.2 The River Sence forms the Site boundary to the north and north-west. It has been agreed with the Land Owner that Cricket Bat Willow trees can be planted along the riverbank during the duration of the HMP. The length of watercourse along the Site boundary is approximately 640 m. To ensure the integrity and target conditions of the proposed habitats within the HMP are not negatively impacted upon, the planting of the Cricket Bat Willows will not exceed 30 trees. The Cricket Bat Willows will be planted only at locations agreed to by both the Environment Bank Ecologist and Land Owner/Manager. The Cricket Bat Willows are the sole responsibility of the Land Manager and as such, the proposed Cricket Bat Willows do not form any part of the habitats to be managed under this HMP.

### 2.2 Management Aims

- 2.2.1 The aims of the HMP are summarised in Table 4 below and indicative project areas proposed shown within Figure 2. This report details the two habitat management project options proposed for the Site. The projects are defined by the target habitat type.
- 2.2.2 The target condition criteria are in line with The Statutory Biodiversity Metric (the Metric) (Defra, 2024a,b,c) and are provided for each habitat project option at Appendix A.

Table 4: Aims for each habitat management project option proposed for the site.

Habitat Management Projects	
Target habitat	Aims
BLA01-LM (Lowland Meadow)	<i>To convert the existing permanent pasture fields into a species-rich, Lowland meadow (with suitable areas reflecting a wet meadow) and maintain in Moderate ecological condition.</i>

<b>Habitat Management Projects</b>	
BLA01-PND (Non-priority Pond)	<i>To create a series of ponds, maintaining in Moderate ecological condition.</i>

2.2.3 This HMP sets out the management objectives for the above management aims. Relevant surveys have been carried out to ensure that each proposed habitat is located suitably within the Site and its creation is achievable on the land from the start of the management.

## 2.3 Early Works - Habitat Creation, Establishment and Management

2.3.1 Table 5 below lists the works that will be undertaken at the beginning of the lease term to create, establish and manage the habitats and fulfil the management objectives described in full and provided within Appendix A. The actions are listed sequentially across all projects for ease of project planning.

Table 5: Creation and establishment prescriptions for all areas

Project ref	Action	Comments	Timing	Delivery Body	Capital Works / Management	Habitat management Objective/s (Appendix A)
BLA01-ALL	Implement best practice biosecurity measures.	Best practice biosecurity measures such as washing down vehicles and footwear prior to and following site visits should be implemented to minimise transmission of invasive non-native species and pathogens.	2023 – 2054	Land Manager / EBL	All	Prevent establishment/spread of invasive non-native species and diseases
BLA01-ALL	Install fencing within the Site where required to facilitate grazing.	To manage the habitats and suitable for stock control.	As required	EBL	Capital Works	N/A
BLA01-LM	Cease all fertiliser inputs.	To reduce soil nutrient levels. Soil Phosphorus (P) is required to be between an index of 0 and 1. In certain circumstances where Nitrogen (N) and or/ Potassium (K) levels are low and phosphorous high some fertiliser application (N and K only) to facilitate the uptake of P may be required. In these cases, consultation and appropriate application rates / times will be discussed with the EBL prior to application.	2023 – 2054	Land Manager	Management	1, 6

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Project ref	Action	Comments	Timing	Delivery Body	Capital Works / Management	Habitat management Objective/s (Appendix A)
BLA01-LM	<b>If required:</b> Manage undesirable plant species.	Undesirable species should be controlled using an appropriate method for the species and can include spot treatment/weed wiping with a suitable selective herbicide for the species topping or hand pulling. Expected undesirables include creeping thistle, common nettle and docks, which should be managed/treated prior to flowering.  If herbicide is required, it should be applied using a weed wiper or spot spraying.	April – September 2023 and 2024, dependent upon species.	EBL	Capital Works	1, 6
BLA01-LM	Nutrient strip: Continue to manage grassland as pasture. Cut vegetation at least twice between late May and September and remove arisings.	To reduce soil nutrient levels. Soil Phosphorus (P) is required to be between an index of 0 and 1. A first cut should be undertaken in late May/early June immediately prior to grass flowering to ensure maximum biomass removal.  If there is the potential for ground nesting birds to be present then an EBL ecologist will be able to advise on suitable avoidance measures, including maintaining a buffer around any nests.  Up to two further cuts can be undertaken during the growing season with all arisings removed.  Aftermath grazing can be undertaken through the autumn, however, this is unlikely to add to the removal of nutrients.	Late May – September 2023 & 2024	EBL	Management	1, 6

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Project ref	Action	Comments	Timing	Delivery Body	Capital Works / Management	Habitat management Objective/s (Appendix A)
		Where aftermath grazing is undertaken stocking densities/grazing time should maintain a short sward and animals removed if signs of over-poaching occur.				
BLA01-LM	Prepare ground for seeding:  Graze, preferably with sheep, to maintain a very short sward following final cut. Alternatively cut as close as possible immediately prior to harrowing. Harrow to a depth of 2 – 3 cm.	To reduce competition from existing coarse grass species and to ensure seed makes contact with bare ground to increase the success rate of germination.  Harrowing will be undertaken prior to seeding with either a power harrow or a disc harrow followed by levelling with a chain harrow.	August – September 2023 & 2024	Land Manager / EBL	Capital Works	1, 6
BLA01-LM	Spread green hay or brush-harvested seed and roll to ensure contact with the ground.	Grassland enhancement will ideally be achieved through the introduction of green hay/ brush-harvested seed from a local grassland of suitable condition. Hay/seed will be sown at a ratio of 1:3, e.g., 1 ha of donor site hay/seed spread on 3 ha of the recipient site. If a suitable site is not found, then a suitable commercial seed mix will be sown.  Seeding prior to heavy rain should be avoided.	August – September 2023 & 2024	EBL	Capital Works	1, 6
BLA01-LM	<b>If required:</b>	To reduce competition of existing grass species and support tillering of germinating seeds. Depending on the timing of the first	March – early April 2024 & 2025	Land Manager	Management	1, 2



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Project ref	Action	Comments	Timing	Delivery Body	Capital Works / Management	Habitat management Objective/s (Appendix A)
	Spring cut. Top sward to 50 – 100 mm with arising removed.	frost and growth over the first winter, this might not be necessary.				
BLA01-PND	Create new ponds: Mark out areas and dig waterbodies to required siting and pre-agreed specification.	Ponds can be dug using a digger to the specification provided by EBL ecologists.  To do alongside creation of meadows to ensure competitive grasses on bare ground are kept to a minimum.  Ponds will slope at the edges (maximum of 12° slope). Embayment created around pond edges. The ponds will have underwater hummocks and bars at deeper points.	October 2024	EBL	Capital Works	N/A

## 2.4 Early Works - Habitat Creation and Establishment Schedule

2.4.1 Table 6 below summarises the schedule of the early works actions as outlined in Table 5. Please note, this schedule assumes that two years of nutrient stripping will be sufficient to deliver the appropriate soil fertility levels prior to sowing/spreading of green hay. Should fertility levels still be too high after these years of nutrient stripping (to be confirmed through soil sampling and analysis), further nutrient stripping may be required thereby delaying the subsequent habitat establishment and management actions.

Table 6: Early works schedule

Area	Prescription	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
BLA01-ALL	Implement best practice biosecurity measures.	2023 – 2054												
BLA01-ALL	Install fencing within the Site where required to facilitate grazing.	As required												
BLA01-LM	Cease all fertiliser inputs.	2023 – 2054												
BLA01-LM	If required: Manage undesirable plant species.	2023 & 2024												
BLA01-LM	Nutrient strip: Continue to manage grassland as pasture. Cut vegetation at least twice between late May and September and remove arisings.	2023 & 2024												
BLA01-LM	Prepare ground for seeding.	2023 & 2024												
BLA01-LM	Spread green hay or brush-harvested seed.	2023 & 2024												

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Area	Prescription	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
BLA01-LM	If required: Spring cut. Top sward to 50 – 100 mm with arising removed.	2024 & 2025												
BLA01-PND	Create new ponds: Mark out areas and dig waterbodies to required siting and pre-agreed specification.	2024												

## 2.5 Long Term Habitat Management

2.5.1 Table 7 below lists the habitat enhancement and management works that will be implemented over the management period (30 years) following the initial establishment of the habitat during the Early Works. The actions are colour coded for each project for ease of reference.

Table 7: Management prescriptions for all areas

Project ref	Action	Comments	Timing	Delivery body	Habitat management objective/s (Appendix A)
BLA01-ALL	Implement best practice biosecurity measures.	Best practice biosecurity measures such as washing down vehicles and footwear prior to and following site visits should be implemented to minimise transmission of invasive non-native species and pathogens.	2023 – 2054	Land Manager / EBL	Prevent establishment/spread of invasive non-native species and diseases
BLA01-ALL	Eradicate invasive non-native species – Monitoring.	To reduce the risk of invasive non-native species becoming established on-Site, EBL ecologists will seek to identify any invasives during their annual monitoring visits. In addition, if a Land Manager is concerned, they may have identified an invasive species on-Site they can take a photograph which can be sent to EBL for identification. In certain circumstances where only small numbers are found a method statement can be prepared between EBL and the land manager identifying appropriate control methods.	2023 – 2054, as required for the species identified	Land Manager / EBL	Remove the presence of invasive non-native species.
BLA01-ALL	Keep fences in good tenable repair.	Boundary fencing should be checked during each stock check, at a minimum once per week when stock are present and once per month when stock are absent, with minor repairs such as hole repair, re-tensioning of stock net/ straining wire, replacement of individual fenceposts undertaken to ensure boundaries remain secure.	As required	Land Manager	N/A
BLA01-ALL	Replace fencing (whole or part)	Any fencing that becomes unsuitable for repair should be replaced.	As required	EBL	N/A

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Project ref	Action	Comments	Timing	Delivery body	Habitat management objective/s (Appendix A)
	thereof) when such is incapable of further repair.				
BLA01-LM	Close fields off to livestock/reduce grazing for at least 10 weeks over the flowering season.	Traditional hay field management to allow herbs to flower and seed before cutting and hay spin.	April – mid-July 2024 - 2054	Land Manager	1, 2, 3, 4, 6
BLA01-LM	<p>Traditional hat cut: Cut hay/haylage. Top grassland to 50 – 100 mm and leave cutting to dry and drop seed (usually 3-5 days), bail/spin and remove from Site. Leave 5–10 % of the grassland uncut.</p>	<p><b>Do not cut before 15th July.</b> Dates will vary dependant on weather conditions but will fall mid-July - end August.</p> <p>Cutting dates will vary from mid/late July to September, dependant on weather conditions. Varying the timing of the summer hay cut within this window each year is beneficial to promote late-flowering/seeding species.</p> <p>In exceptional circumstances such as hot summers, an earlier cut may be acceptable; an ecologist from EBL must approve any deviations from this timing.</p> <p>Cutting of the wetter areas (namely Field 3) will be dictated by the ground conditions and therefore access at the time of management. Where suitable, a cut will be taken but in areas of permanent water and seasonally wet conditions, a buffer will be maintained along the edge to prevent vehicles becoming stuck and subsequent damage to habitats.</p> <p>Leave 5–10 % of the grassland uncut so that some areas of grassland with a taller sward and uncut seed heads persist into the autumn and winter. The area left uncut should be rotated yearly such that no area is left uncut for more than a single year in a row.</p>	Mid-July (earliest) – September (latest), 2023 – 2054.	Land Manager	1, 2, 3, 4, 6

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Project ref	Action	Comments	Timing	Delivery body	Habitat management objective/s (Appendix A)
BLA01-LM	Low intensity aftermath graze with livestock.	<p>Following a hay cut, livestock can be introduced after a few weeks (2-4) once there is sufficient 'bite' to support them, with low intensity aftermath grazing (livestock units to be agreed with EBL ecologists).</p> <p>Obtaining a varied sward structure is best achieved by light grazing, where a mosaic of grassland structures is created with equal emphasis on short swards and longer more tussocky swards.</p> <p>Any worming of livestock should be undertaken off-Site a minimum of 48 hrs prior to their introduction to Site, to prevent harm to the Site invertebrate fauna.</p> <p>If conditions allow, fields can be grazed until they are shut back up in spring. Livestock should be removed if ground becomes too wet to prevent over-poaching.</p>	2 – 4 weeks after hay cut – March 2024 - 2054	Land Manager	1, 2, 3, 4
BLA01-LM	<b>If required:</b> Manage undesirable plant species.	<p>Undesirable species should be controlled using an appropriate method for the species and can include spot treatment/weed wiping with a suitable selective herbicide for the species, topping or hand pulling. Expected undesirables include creeping thistle, common nettle and docks, which should be managed/treated prior to flowering. Timing will be in flowering season but dependant on when appropriate for species which requires removal.</p> <p>If herbicide is required, it should be applied using a weed wiper or spot spraying.</p>	April – September 2025 – 2054 dependent upon species.	Land Manager	1, 6
BLA01-PND	Maintain waterbody edges; removal of scrub.	Over shading of non-woodland pond blocks sunlight resulting in a decrease in species present. Pull out any excessive scrub coverage.	As required, November – February	Land Manager	4
BLA01-PND	Removal of leaf litter / dense sediment build up / encroaching	Long term, the ponds are likely to accumulate a large amount of detritus, eventually shallowing the pond. Ponds may also begin to	As required, November – February	Land Manager	1

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Project ref	Action	Comments	Timing	Delivery body	Habitat management objective/s (Appendix A)
	grassland vegetation.	<p>vegetate over with adjacent grassland vegetation. Occasional dredging as and when required.</p> <p>Removed vegetation should be left on the bank edges for a minimum of 48 hrs to allow invertebrates to re-enter the pond.</p>			

## 2.6 Annual Management Schedule

2.6.1 Table 8 below summarises the schedule of management works to be implemented over the course of the 30-year management agreement. For additional details regarding each prescription refer to Table 7.

Table 8: Annual management schedule (all proposals)

Area	Prescription	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
BLA01-ALL	Implement best practice biosecurity measures.	2023 – 2054												
BLA01-ALL	Eradicate invasive non-native species – Monitoring.	2023 – 2054, as required for the species identified												
BLA01-ALL	Keep fences in good tenable repair.	As required												
BLA01-ALL	Replace fencing (whole or part thereof) when such is incapable of further repair.	As required												
BLA01-LM	Close fields off to livestock/reduce grazing for at least 10 weeks over the flowering season.	2024 - 2054												
BLA01-LM	Traditional hat cut: Cut hay/haylage.	2024 - 2054												
BLA01-LM	Low intensity aftermath graze with livestock.	2024 - 2054												
BLA01-LM	If required: Manage undesirable plant species.	2025 - 2054												
BLA01-PND	Maintain waterbody edges; removal of scrub.	As required												
BLA01-PND	Removal of leaf litter / dense sediment build up / encroaching grassland vegetation.	As required												



### 3 Early Implementation Actions

3.1.1 The ‘Early Implementation Actions’ are the habitat establishment actions (as defined within the Habitat Management Agreement (HMA)) that, once complete, confirm that the land is formally being managed as a Habitat Bank for habitat creation and restoration purposes and in turn, starts the 30 year management time period required of all Biodiversity Net Gain delivery sites. The following actions are the Early Implementation Actions for this Habitat Bank:

Table 9: Early implementation actions

Habitat Bank Projects	Prescription
BLA01-LM (Lowland Meadow)	Spread green hay or brush-harvested seed.
BLA01-PND (Pond)	Create new ponds. Mark out areas and dig ponds to required siting and pre-agreed specifications.

3.1.2 There will be a requirement to formally document and demonstrate that these Early Implementation Actions have been completed and on which date. This will be achieved through a signed declaration that works were carried out in line with prescriptions, accompanied by timestamped photos of any management works taken before and after implementation. Correspondence between Environment Bank, Land Manager and contractors can also be used for this purpose.

### 4 Deviation from Management Prescriptions

4.1.1 All steps within the habitat management plan will need to be followed accurately. However, it is inevitable that slight deviations may be required in certain years due to variable elements such as weather conditions.

4.1.2 Any deviation from the management prescriptions in Tables 5, 6, 7 and 8 must be agreed in writing with an Environment Bank ecologist.

4.1.3 Should significant interventions in management actions be required (for example, as a result of an environmental event like drought/flood) then the change management procedure outlined in the Habitat Management Agreement (HMA) should be followed.

## 5 Monitoring and Reporting

- 5.1.1 The HMP and associated activities on site will be subject to monitoring, review and reporting by Environment Bank. This will ensure that:
- A. the provisions of the management actions are fulfilled in accordance with the terms of the habitat management agreement and subsequent funding; and,
  - B. the management remains appropriate to achieve the target habitat types and condition.
- 5.1.2 To inform this approach, information about the delivery of the enhancement/management works and the status of the habitats will be collated for the duration of the management period. This information will comprise the following:

### 5.2 Report of Actions Taken

- 5.2.1 Each year the Land Manager must complete a 'Report of Actions Taken' form. The Land Manager must complete the form to show they have completed all actions required in the management plan for that particular year.
- 5.2.2 Acceptable evidence of works includes:
- A. Invoices/receipts from approved enhancement/management contractors; and,
  - B. A signed declaration that works were carried out in line with management prescriptions, accompanied by timestamped photos of any management works taken before and after implementation.
- 5.2.3 The form will give the Land Manager an opportunity to comment on the management prescriptions, and this will be used to inform Environment Banks monitoring visits and annual management review process.

### 5.3 Monitoring Survey

- 5.3.1 Environment Bank will undertake an annual monitoring visit to ensure that management is being undertaken correctly in line with the management plan and to monitor the progress of the habitat creation.
- 5.3.2 In addition to this, field monitoring surveys such as habitat surveys, condition assessments, soil analysis, invertebrate and bird surveys will be carried out in accordance with the Monitoring Strategy Report whether by a member of Environment Bank staff or an approved Environment Bank sub-contractor.
- 5.3.3 Each habitat will be mapped and assessed against the relevant habitat condition criteria..

5.3.4 Data compiled during this surveillance will be summarised within the Habitat Bank Monitoring Report.

## 5.4 Annual HMP Review

5.4.1 A review of the HMP will be undertaken every year. The review will determine if the management actions proposed remain appropriate to achieve the aims of the plan and/or what, if any, amendments, or contingency will be needed to remediate any shortfalls.

5.4.2 The review will be informed from data and comments provided by the Land Manager in the ‘Report of Actions Taken’ form, the monitoring surveys and any further discussions between the Land Manager and Environment Bank.

5.4.3 Table 9 outlines potential change in management proposals that may be required during the term of the project to ensure that the management objectives are met.

5.4.4 Habitats will be monitored annually, and Environment Bank will propose interventions as early as possible in order to avoid delays in the time to target condition. During the establishment period for each habitat type, professional judgement will be used to assess the status of any transitional habitat in order to decide if it is at the expected pre-target condition and moving towards target condition within the expected time period.

**Table 9: Costed contingency proposals for each Habitat Enhancement and Management Project**

Area	Trigger	Contingency	Management or Capital Works
BLA01-LM	Invasive non-native species identified.	Adjust the management to include topping/pulling or spot treatment of the invasive species.	Management (some Capital Works costs may apply)
	Cover of undesirable species and physical damage over 5 %.	Review with the Land Manager or contractor the use of machinery within the habitat. Adjust the management plan in line with the outcomes to reduce physical damage.	Management
	Sward height is uniform and does not provide the varied structure.	Adjust the grazing regime and methods to ensure a varied sward height.	Management
	Cover of bracken over 20 % and cover of scrub over 5 %	Introduce removal of existing bracken and scrub which is beginning to establish into the management plan.	Management
	Target sward composition or diversity not achieved	Plug planting may be necessary to increase species diversity or additional	Capital Works

Area	Trigger	Contingency	Management or Capital Works
		overseeding to improve sward composition.	
BLA01-PND	Excessive damage by livestock.	Livestock are permitted to use ponds as a water source if discussed with EBL ecologist beforehand. An alternative water source will also be provided.	Management/Capital Works, dependent on cause
	Pollution entering ponds.	Source of pollution should be identified immediately and removed. An EBL ecologist will be contacted, and next steps will be discussed.	Management/Capital Works, dependent on cause
	Scrub coverage on pond edges more than 50%	Increase scrub removal.	Management
	Pond sediments up / vegetates over with grassland vegetation / leaf litter accumulates.	Increase the frequency of removal of leaf litter / encroaching grassland vegetation / dense sediment build up.	Management
	Invasive plant species present.	Adjust the management to include topping/pulling or spot treatment of the invasive species.	Management (some Capital Works costs may apply)
	Invasive fish stocks.	Methods to remove invasive fish species to be added into management plan.	Management (may include some Capital Works)

5.4.5 In addition to the above, amendments to the timings or prescriptions of the management plan can be made subject to the provision of evidence to justify the relevant management change. It is essential all changes receive prior agreement with Environment Bank before they can be implemented.

## 6 Scheme completion

6.1.1 The enhancement and management proposals set out in this report will be implemented over a period of 30 years from completion of the “Early Implementation Actions” (as defined above). For this site, the “Early Implementation Actions” were completed on the 28<sup>th</sup> of October 2024, therefore the 30-year management time period will be 29<sup>th</sup> October 2024 – 28<sup>th</sup> October 2054. On completion of the final year of management, the final review of the HMP and monitoring surveys will be undertaken. Once complete, a final Habitat Bank Monitoring Report will be completed in addition to a covering note outlining scheme completion.

## References

- Defra (2024a). The Statutory Biodiversity Metric Calculation Tool – macro-disabled. Available at Statutory biodiversity metric tools and guides - GOV.UK ([www.gov.uk](http://www.gov.uk))
- Defra (2024b). The Statutory Biodiversity Metric: User Guide. Available at Statutory biodiversity metric tools and guides - GOV.UK ([www.gov.uk](http://www.gov.uk))
- Defra (2024c). The Statutory Biodiversity Metric Condition Technical Annex 1: Condition Assessment Sheets and Methodology. Available at Statutory biodiversity metric tools and guides - GOV.UK ([www.gov.uk](http://www.gov.uk))
- UKHab Ltd (2023). *The UK Habitat Classification Version 2.0* at <http://ukhab.org>
- UK Habitat Classification Working Group (2018). *UK Habitat Classification User Manual* at <http://ecountability.co.uk/ukhabworkinggroup-ukhab>

Figure 1: Habitat Bank Site Boundary

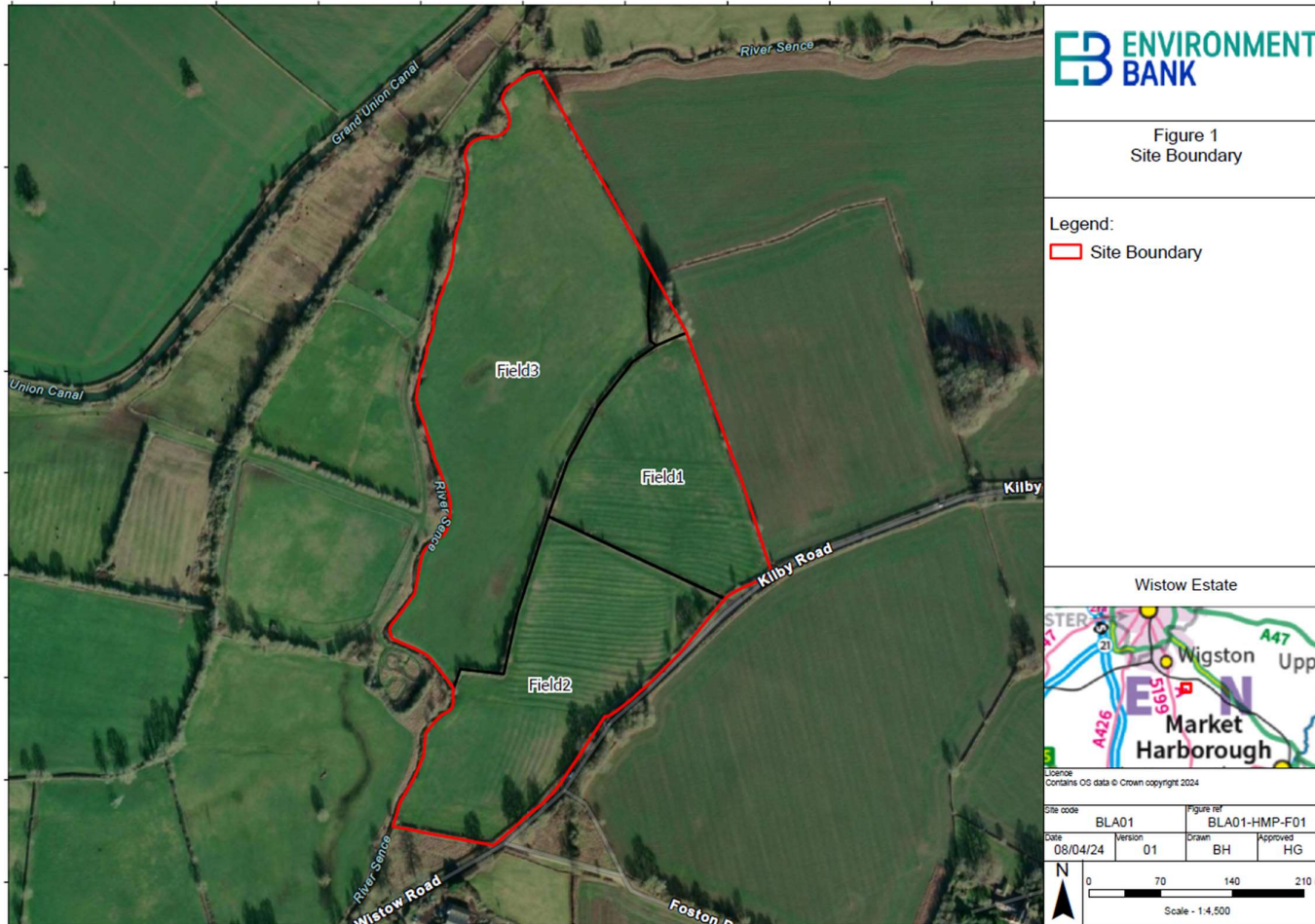
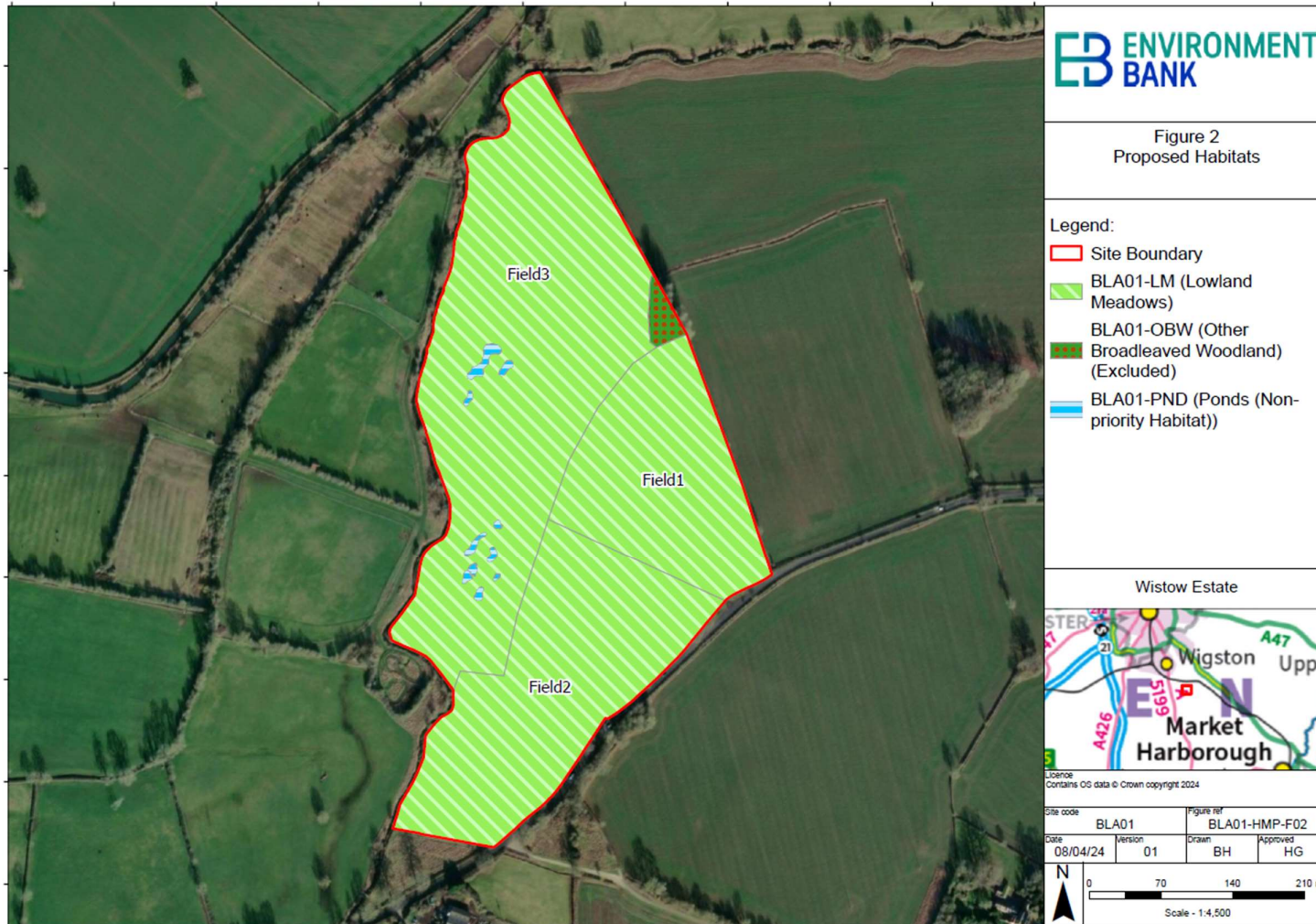


Figure 2: Habitat Project Options and Field References



## Appendix A: Management Objectives

The aims of the HMP will be achieved through the following objectives.

### BLA01-ALL – All Habitats

#### Non-native Invasive Species and Pathogens

Invasive species are plant species which are prohibited from release into the wild. There is an extensive list (currently 42) which is set out in section 14(2) of the WCA 1981 (as amended).’

In addition, introductions of certain pathogens have devastated native species populations including the Chytrid fungus, which can decimate amphibian populations.

Once present on-Site non-native invasive species and pathogens can be very difficult to eradicate and the most effective way to limit their spread is by following best practice biosecurity protocols. These include washing down all footwear, equipment and vehicles prior to and following Site visits using a mild detergent solution, which should be undertaken on a hard surface away from any watercourses.

### BLA01-LM - Lowland meadow

Lowland meadow in Moderate condition will be created across 15.60 ha on existing permanent pasture comprising the majority of field Fields 1, 2 and 3.

A phosphorous (P) Index of 0 to 1 is desirable to achieve a diverse sward of wildflowers. Baseline soil sampling undertaken in October 2022 showed that there is a variation in P levels across the fields (ranging from 0.7 to 4.7). The lowering of nutrient levels is therefore required prior to meadow creation. Nutrient stripping will be achieved by taking up to three cuts annually (first cut in mid/late May prior to grass flowering, with further cuts between June and September) and removal of grass sward, with no additional inputs. The P level of the majority of the Site is below 1.5 and as such, it is considered achievable to reduce the levels to the desirable goal. Within areas where P levels are above an Index of 2, in the south of Field 2, the west of Field 3 and the east of Field 1, (potentially a result of flooding and/or supplementary feeding), additional cutting and removing should be focused. It is anticipated that two seasons of nutrient stripping will be required.

Once the desired soil nutrient status has been achieved, a final cut will be taken with all arisings removed. The ground will be lightly harrowed to a depth of 1- 2 cm prior to sowing a brush-harvested seed mix and rolling. Fields 1 and 2 include ridge and furrow earthworks and therefore harrowing will be very light to prevent damage to these features and will not be undertaken at times where the ground is waterlogged.



The created grassland will be managed as a traditional hay meadow for the benefit of wildlife, with an aim of a rich mixture of native grasses and broad-leaved herbs (at least 15 species per m<sup>2</sup>). A variation in floristic composition will be aimed for to compliment the wetter ground conditions within the floodplain alongside the River Sence. The meadow will be monitored for species diversity and the presence of indicator species. Plug planting may be necessary to increase species diversity.

The fields will be shut up to livestock for at least 10 weeks during the flowering season (early spring to no earlier than 15th July), before a cut (and bail) is taken. It is expected that sensitive cutting on the ridge and furrow fields will provide a range of scalped/ long areas and shorter sections. This will aid a mosaic of micro-climates across the site, benefiting the wider ecosystem. In the wet meadow adjacent the River Sence, a cut will be taken in the areas suitable and therefore likely dictated by ground conditions at the time of management.

An aftermath graze will be required once the sward has been cut. If ground conditions permit, grazing can continue until the fields are shut up again.

To achieve the target condition of Moderate for Lowland meadow in line with the Metric, it requires the fulfilment of three to four of the following six criteria, including essential criterion A and criterion F, within 10 years:

- A. The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type “lowland meadows” (UK Habitat Classification Working Group, 2018). Wildflowers, sedges and indicator species for the specific grassland habitat type are consistently present throughout the sward.
- B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
- C. Cover of bare ground between 1 % and 5 %, including localised areas, for example, rabbit warrens.
- D. Cover of bracken less than 20 % and cover of scrub (including bramble) less than 5 %.
- E. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of species indicative of sub-optimal condition<sup>1</sup> and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5 % of total area.
- F. There are 10 or more species per m<sup>2</sup>, including forbs that are characteristic of the habitat type.

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<sup>1</sup>Species considered undesirable for this habitat type include: Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens*, cow parsley *Anthriscus sylvestris*.

The Habitat Management Objectives for BLA01-LM are as follows:

1. Deliver a lowland meadow, as per the UK Habitat Classification description, with a minimum of 15 grassland species per m<sup>2</sup> and cover of broadleaved herbs and sedges >30 %, including ≥2 indicator species frequent and ≥2 indicator species occasional within the sward using the DAFOR scale.
2. Deliver a variable sward height where at least 20 % of the sward is less than 7 cm and at least 20 % is more than 7 cm.
3. Bare ground cover between 1–5 % coverage.
4. Maintain/reduce scrub coverage to less than 5 % and bracken less than 20 %.
5. No presence of any invasive non-native plant species.
6. Maintain / reduce combined cover of species indicative of sub-optimal condition and physical damage to less than 5 %.

## BLA01-PND – Pond

A series of new naturally fluctuating ponds of varying depths, will be created in areas of Field 3 where there are natural areas of wet ground. Ponds will total 0.10 ha and will be managed in Moderate ecological condition.

The ponds will be located within the grassland habitat and therefore will have a level of disturbance from grazing livestock. Ponds may be fenced-off with stock fencing and access restricted for certain periods to ensure that they are able to reach target condition.

To achieve the target condition of Moderate for the pond in line with the Metric, it requires the fulfilment of six to eight of the following nine criteria within 3 years:

- A. The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.
- B. There is semi-natural habitat (i.e. moderate distinctiveness or above) for at least 10 m from the pond edge for its entire perimeter.
- C. Less than 10 % of the pond is covered with duckweed or filamentous algae
- D. The pond is not artificially connected to other waterbodies, e.g. agricultural ditches or artificial pipework.
- E. Pond water levels should be able to fluctuate naturally throughout the year. No obvious dams, pumps or pipework.
- F. There is an absence of non-native plant<sup>2</sup> and animal species<sup>3</sup>.
- G. The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.
- H. In non-woodland ponds, plants, be they emergent, submerged or floating (excluding duckweeds), should cover at least 50 % of the pond area that is less than 3 m deep.
- I. The surface of non-woodland ponds is no more than 50 % shaded by adjacent trees and scrub.

The Habitat Management Objectives for BLA01-PND are as follows:

1. Ensure good water quality by preventing pollution entering the pond.
2. Appropriate management of grassland habitat within 10 m of the pond.
3. Removal or control of non-native species within the pond or on pond bankside.
4. Ensure the surface of the pond is no more than 50 % shaded by adjacent trees and scrub.

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<sup>2</sup>Frequently occurring non-native plant species include water fern *Azolla* spp., Australian swamp stonecrop *Crassula helmsii*, parrot's feather *Myriophyllum aquaticum*, floating pennywort *Hydrocotyle ranunculoides* and Japanese knotweed *Fallopia japonica*, giant hogweed *Heracleum mantegazzianum* (on the bank).

<sup>3</sup>Frequently occurring non-native animals include signal crayfish *Pacifastacus leniusculus*, zebra mussels *Dreissena polymorpha*, killer shrimp *Dikerogammarus villosus*, demon shrimp *Dikerogammarus haemobaphes*, carp *Cyprinus carpio*.



**Appendix 7 - Image of intercom unit on  
gates at Brand Hill**



**Appendix 8 – Correspondence from LPA  
confirming intercom not considered  
development**

**From:** [development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk) <[development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk)>

**Sent:** Tuesday, March 5, 2024 2:40 PM

**To:** Matthew Wedderburn <[Matthew.Wedderburn@knightsplc.com](mailto:Matthew.Wedderburn@knightsplc.com)>

**Subject:** [EXTERNAL] P/24/0257/2

Message originated from outside Knights

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Knights  
HQ Offices  
58 Nicholas Street  
Chester  
CH1 2NP

Development Management  
Southfields Road  
Loughborough  
Leicestershire  
LE11 2TN

Please Contact: Lewis Marshall  
Telephone: 01509 634570  
Email: [development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk)  
Web: [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**05 March 2024**

Dear Sir/Madam

**APPLICATION NO:** P/24/0257/2

**PROPOSAL:** Retention of a power supply and an intercom installed on the entrance gates to a track in association with existing dwellinghouse (Retrospective Application) (TO BE CONFIRMED)

**LOCATION:** Brand Hill House, Brand Hill, Woodhouse Eaves, Leicestershire, LE12 8SX

Thank you for submitting your application which was received on 13 February 2024. Unfortunately, I cannot currently process your application as it is incomplete. In order to minimise the delay, please provide the following information quoting reference number P/24/0257/2:

1. The proposal as described may be considered integral to an unauthorised change of use but is not itself considered to be development and therefore does not require planning permission thus an application is not required whilst the unauthorised change of use is under separate consideration. Alternatively, this proposal could form part of application P/24/0258/2.

You can send the information by email to: [development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk)

**Failure to address these matters within 4 weeks from the date of this letter may result in the application being withdrawn without further notice.**

Please note: We are currently handling an extremely high volume of applications and day to day enquiries. Officers will endeavour to work to the agreed timelines on planning applications, and respond as quickly as possible to queries, but we would appreciate your cooperation and understanding during this unprecedented period.

Yours faithfully



**Lewis Marshall**  
**Principal Planning Officer**

Data Protection For information about how and why we may process your personal data, your data protection rights or how to contact our Data Protection Officer, please view our Privacy Notice.

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Data Protection For information about how and why we may process your personal data, your data protection rights or how to contact our Data Protection Officer, please view our Privacy Notice.

**Appendix 9 - Certificate of Lawful Development  
P/23/1857/2 granted 20th December 2023.**

Town and Country Planning Act 1990: sections 191 and 192  
Town and Country Planning (Development Management Procedure)  
(England) Order 2015: article 35.

## **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Charnwood Borough Council hereby certify that on 10 October 2023 the operational development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the Site Location Plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

That the works comprising of the development of a track and vehicle access point off Brand Hill to access paddock and woodland (more particularly described in the First Schedule) were substantially complete more than four years prior to the date of the application.

Dated: 20.12.2023

Signed:.....N.Ford.....  
Legal Services Manager

On behalf of: **Charnwood Borough Council**

### **FIRST SCHEDULE**

The creation on the Property of a track for use for accessing the adjacent paddock and woodland from an existing access point off Brand Hill, comprising the following works:

- (i) timber entrance gates (in the location labelled "Gates" and shown on the Site Plan attached to this certificate);
- (ii) the sections of timber fence adjoining the entrance gates referred to in (i) above (in the location labelled "Fencing" and shown on the Site Plan attached to this certificate); and
- (iii) a track of crushed stone leading from Brand Hill to the adjacent woodland (in the location labelled "Track" and shown on the Site Plan attached to this certificate).

For the avoidance of doubt, this certificate does not include a residential use of the access, the section of track forming a connection to the residential property, lighting, power supply or intercom.

## **SECOND SCHEDULE**

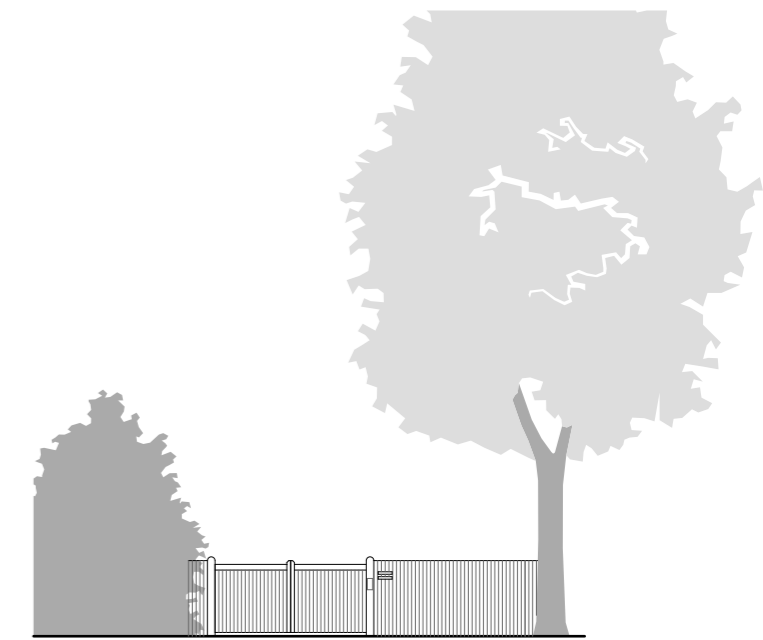
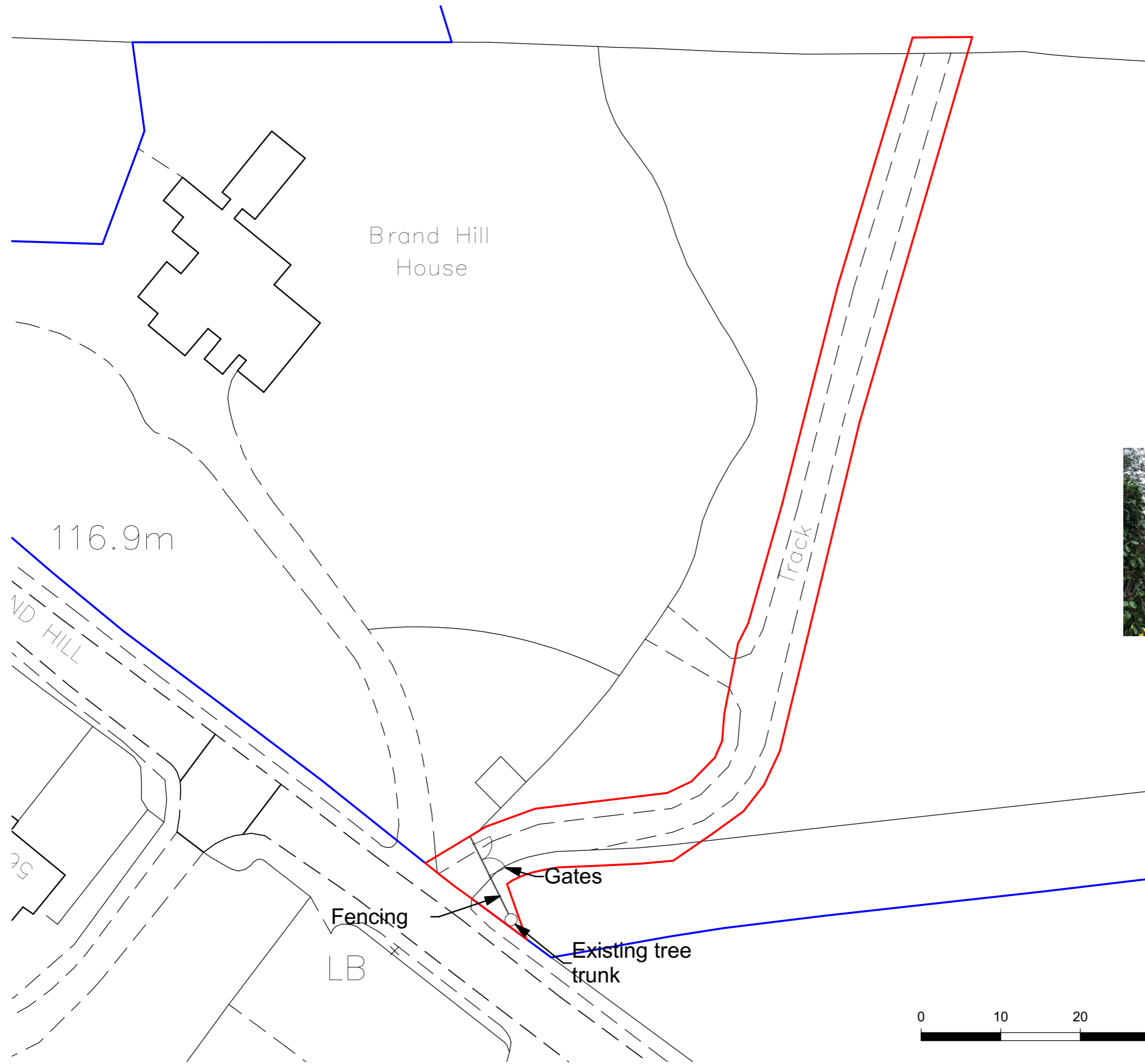
The land situated adjacent to Brand Hill House Brand Hill Woodhouse Eaves Leicestershire LE12 8SX shown edged red on the Site Location Plan attached to this certificate (“the Property”).

### *Notes*

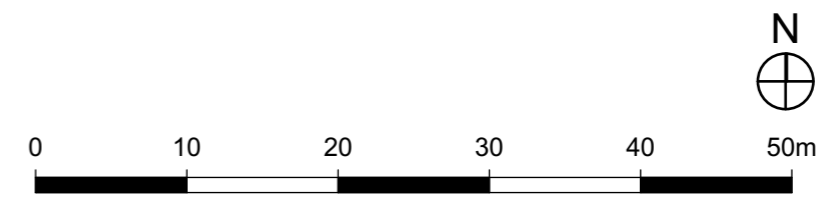
1. This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operational development specified in the First Schedule carried out on the land described in the Second Schedule was lawful, on the specified date and, therefore, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operational development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

Nicola Ford  
Legal Services Manager  
Charnwood Borough Council  
Southfield Road  
LOUGHBOROUGH LE11 2TX

Application reference: P/23/1857/2  
File reference: KH/KH/20299



Project:	Brand Hill House, Woodhouse Eaves
Status:	Planning
Client:	Mr Mattu
Sheet title:	Site Plan
Scale:	1:500, 1:200@A3
Date:	11.04.2022
Drawn:	LBU
Checked:	JBW
Ref:	<b>101-925/(P)003 B</b>



Waterloo House, 71 Princess Road West, Leicester, LE1 6TR · T 0116 204 5800  
74 Wells Street, London, W1T 3QQ · T 020 3327 0381  
F 0116 204 5801 · rg-p.co.uk · design@rg-p.co.uk  
Notes:  
All designs should be constructed in strict accordance with building regulations.  
In addition any materials, components and fixings in/or connected to a façade should be non-combustible if the top storey of the building is above 11m.  
All dimensions to be checked on site. Do not scale off this drawing for construction purposes.  
This drawing is the copyright of the Architect, and not to be reproduced without their permission.  
Ordnance Survey map information reproduced with permission of HMSO Crown Copyright reserved.  
rg+p Ltd. Trading as rg+p.

**Appendix 10(a) - letter from KC Automation confirming date of installation of the intercom.**

**Appendix 10b) – dated invoice for installation of the intercom.**

28<sup>th</sup> March 2022

Knights  
58 Nicholas Street  
Chester  
CH1 2NP

Attention: Mr Matthew Wedderburn

Dear Simon

**Reference: Mr Gurdev Mattu**

Further to your correspondence we are writing to confirm that KC Automation Ltd automated the gates and installed the intercom on the southern access at Brand Hill House in 2017. The gates and lighting were installed by others, and we completed our works on 7th September 2017.

Please don't hesitate to contact us if we can be of further assistance.

Sincere Regards



Kevin Crawley  
Managing Director



Unit 5, Pillings Road  
Oakham  
Rutland  
LE15 6QF  
Tel: 01572 756025  
Email: info@kcautomation.co.uk

VAT Reg No: 984 8071 76

MR. G. MATTU  
BRAND HILL HOUSE  
BRAND HILL  
WOODHOUSE EAVES  
LEICESTERSHIRE  
LE12 8SX

Inv No. 7708  
Date: 07/09/2017  
Order No.  
Acc Ref: MATTU

## Invoice

Quantity	Details	Unit Price	Net	VAT Rate	VAT
1.00	Supply and install above ground automation for the new wooden gates as per our Quotation Reference 9977 dated the 15th of May 2017, £2,166.00 plus VAT. Supply and install video intercom system with 2 internal monitors as per emailed quotation dated the 24th of July 2017 £2,496.00 plus VAT Supply 4 x additional remote control transmitters to bring total to 6 £140.00 plus VAT Total £4,802.00 plus VAT. Deposit received with thanks £972.00 plus VAT. Balance of £3,830.00 plus VAT due upon completion.	3,830.00	3,830.00	20.00	766.00

Terms: Payment Due Upon Receipt of Invoice  
BACS DETAILS  
SORT CODE 09-01-29  
ACCOUNT NO. 08861368  
All equipment and materials supplied remain the property of KC Automation until all outstanding invoices are paid in full.

<b>Total Net Amount</b>	3,830.00
<b>Carriage Net</b>	0.00
<b>Total VAT Amount</b>	766.00
<b>Invoice Total</b>	4,596.00