

Natural & Built Environment Team

Consultation Response

Application No: P/24/0258/2

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

Comment on: Ecology

Holding objection

Officer: Zoe Barrett

Date: 24/09/2024

Relevant Policy/Guidance:

CS13, NPPF paras 174,180

https://www.charnwood.gov.uk/pages/biodiversity_planning_guidance

Comments:

Retrospective application for the installation of track and use of existing vehicular access point and the track for access to existing residential dwelling with associated works.

Mandatory 10% net gain is required as this application was submitted after 12th February. A PEA and BIA including BNG Metric is included.

A soft landscaping plan is included in support of this application addressing some of the previous comments made in June concerning the location and species of trees to be planted. The plan shows 23 trees of native species which is now acceptable, but this is outside the red line boundary and would be considered off-site habitat creation. It is not clear whether this is part of the land owned by the applicant. The BNG Metric needs to account for this and be amended, including off-site baseline information. Furthermore, a management plan will need to show how they can be managed for 30 years. Off-site mitigation needs to be secured with a legal agreement.

Conditions:

Outstanding items as per previous comments include:

- Ecological Mitigation plan showing biodiversity enhancements, timing of works and precautionary measures for protected species
- Management plan for Japanese knotweed which needs to be submitted and reviewed;
- Lighting plan, ensuring no additional lighting is installed amongst the trees/woodland;