

James Beverley

From: biodiversity@charnwood.gov.uk
Sent: 01 November 2022 17:45
To: Bareford, Helen
Cc: Mark Pickrell; development.control@charnwood.gov.uk
Subject: RE: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Helen

Thankyou for your amendments to the BIA. As I believe Mark has already explained any further amendments that may be required should not be an obstacle to this application coming before November Committee since the baseline habitat values are acceptable. However I do think it is important at this stage to understand the likely impact of the development proposals both to give you a steer in developing detailed proposals and to inform the drafting of the S106 agreement, which will need to make provision for a BIA to be conducted on the detailed proposals and, should it become necessary the calibration and payment of offsetting monies.

With that in mind I hope that you find the following feedback on previous observations by Mark and your comments below (text in red) helpful

- 1) Mark: you are correct that it is potentially misleading to have classified areas of private garden as amenity grassland. However in this case, because the habitat distinctiveness for both habitats is the same and because these areas were scored as being in "poor" condition, I felt that this was a reasonable representation of their value. That said, having spoken to our open spaces team, I now need to make the observation that this could create a misleading impression of amenity space provision on the site. None of the space shown as amenity grassland on the BIA visualisation could be used to count towards the required amenity open space provision. That area would need to be found within the area of public open space which is currently all shown as semi-natural habitat. I do of course understand that open space provision is not strictly an ecology issue. However, open space requirements do impact on the potential biodiversity value of open space and this needs to be realistically reflected in BIA calculations. Were the requirement for amenity open space properly represented on the BIA visualisation and in the calculation, the post development habitats would decrease in value, potentially resulting in a net loss.
- 2) I have considered the comments on hedgerow provision and whilst I agree that the various issues could ultimately be resolved via detailed design it is important for applicants to understand what is likely to be required of them with respect to hedgerow mitigation and the extent to which this can realistically be addressed on site. The revised calculation does not present a realistic representation of hedgerow losses, since all of the retained hedgerows are shown as "enhanced". Whilst this might be achievable for hedgerows retained in public areas, hedgerows forming boundaries between domestic gardens, such as those along the northern boundary, will in all likelihood become degraded, and potentially lost entirely. I note the intention to include closed panel fencing. This will mitigate the harm to these sections of hedgerow (although it really needs to be hit and miss fencing) but some degradation is still likely and there is no realistic prospect of enhancement here. This being the case the requirement for hedgerow mitigation will be greater than that currently shown in the calculation. Moreover, any reduction in height to 1.5m of retained hedges (to facilitate good surveillance) may result in a reduction in their score in the BIA. I would suggest that any proposals to enhance retained hedges will ultimately need to be supported by convincing evidence at RM. The BIA currently shows a net gain for hedgerows of 151.45%. Having noted that this is unlikely, I also note the ecologist's proposal that this overprovision should be accepted in lieu of compliance with the trading rules shown in the BIA. Setting aside the fact that this is not acceptable in principle (within all BIA metrics, linear and area based habitats are not interchangeable) over-mitigation should not lead to poor design of open space and on site mitigation needs to be realistically deliverable. I have consulted with colleagues in the open space team who share my view that the proposed mitigation would make for poorly designed open space. In addition to my own previous comments the following observations have been made in relation to the hedgerows running parallel to the southern and eastern boundaries and the

hedgerow to the north west of the central area of public open space in particular: a) the corridor created by these hedgerows would make for an unusable area of open space b) the hedges would restrict the access of residents in adjacent dwellings to other areas of open space c) the hedgerows would remove an opportunity for safe play close to home for young children living in dwellings along the southern and eastern boundaries d) the hedgerows would increase the likelihood of fly tipping and antisocial behaviour e) as well as having poor accessibility to members of the public the space behind the hedges along the southern and eastern boundaries would be difficult to manage satisfactorily or efficiently f) the presence of hedgerows would reduce the surveillance of the LEAP

- 3) The amended representation of Urban trees appears reasonable for an indicative proposal but will also need to be re-examined at RM

Regards
Rupert

From: Bareford, Helen <helen.bareford@dwh.co.uk>
Sent: 21 October 2022 12:12
To: biodiversity@charnwood.gov.uk
Cc: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>
Subject: RE: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Good Afternoon Rupert,

I hope you are well.

Mark Pickrell has given me permission to provide this response directly to you in relation to our site at Barkby Road, Queniborough (P/20/2380/2) given that he is on annual leave this week. I believe this is the only outstanding matter on our outline application, with an aim to reach the November Planning Committee (with the Officer's report required by 4th November), hence the reason for the direct approach.

Please see below response to your comments on our BIA in red:

Strictly speaking the RSE appraisal does not contain sufficient information for this assessment to have been completed. That said; based on my own knowledge of this site I think that the baseline valuation is acceptable. I do however have issues with the post development valuation. Most of this seems appropriate but some elements are not and they need to be revised

- 1) The assessment suggests that almost 1/3 of the grassland will be retained and enhanced, however the only grassland shown on the RSE plan is in the western field compartment where, in addition to housing, an attenuation basin is proposed. It is unlikely in practice that any of this habitat could be retained without introducing unacceptable constraints to construction activities. **We have amended to reflect likely onsite conditions following further discussions. Grassland to be lost and recreated as a diverse meadow mix surrounding the SUDS.**
- 2) Further explanation or revision of the Urban tree area is needed **Further commentary provided in the spreadsheet**
- 3) It is unclear how habitat types have been assigned to the grassland belt across the centre of the site. This needs to be clarified on a plan. **Plan provided and further commentary added in the spreadsheet.**
- 4) The hedgerow assessment shows that 2x10 m lengths would be lost. This seems to be an underestimate **Amended**
- 5) I would suggest that the suggested hedgerow enhancement would constrain the way the open space could be used by new residents and would possibly make for poor surveillance across the site. I would suggest consultation with open space on this matter (I've copied **CARA** and **JERRY** in) **Disagree this is a constraint. The condition scores only requires a height and width of greater than 1.5m so not envisaging any issues. The public open space also has a PRow running through it, and is overlooked by a number of dwellings along the spine road, therefore we do not consider that there will be an issue with surveillance. The way the open space could be used is not considered to be a biodiversity issue and should be a consideration of the detailed design stage.**

- 6) The high likelihood that the sections of hedgerow that would form garden boundaries will be degraded or lost entirely needs to be accounted for in the calculation **Full board fencing is proposed to the rear of these properties to ensure that a secure boundary is provided to each plot. Hedgerows/wildlife corridors can therefore be retained as they will be outside of private curtilage. Comment added to spreadsheet.**

I attach a copy of the Visualisation plan and the revised BIA calculation. The site demonstrates a 1.16 habitat unit net gain and a 6.66 hedgerow unit net gain, and is therefore in accordance with the Council's policy of no net loss.

I would be grateful if you could review these comments and the revised BIA and confirm whether this is satisfactory in time to enable us to reach the November committee. If you have any further queries please do not hesitate to contact me ASAP.

Kind Regards,

Helen Bareford BA(Hons) MSc MRTPI | Planning Manager

David Wilson Homes East Midlands

Forest Business Park | Cartwright Way | Bardon Hill | Coalville | Leicestershire | LE67 1GL

Tel: 01530 276705

Email: helen.bareford@dwh.co.uk

Mobile: 07500 824487



From: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>

Sent: 13 October 2022 08:43

To: Bareford, Helen <helen.bareford@dwh.co.uk>

Subject: FW: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Hi Helen,

Rupert has raised some issues with the BIA submission with recommendations for amendments.

I am yet to review in detail but rather than affect your time to review and respond, the comments are included below.

Please be aware that I will be on leave next week (returning on 24th) and won't be able to pick up on any issues while I am off but could you review and respond as you see fit.

Kind regards,

Mark

Mark Pickrell

Principal Planning Officer – Strategic Development

Mobile: 07852720913

Email: mark.pickrell@charnwood.gov.uk

From: biodiversity@charnwood.gov.uk <biodiversity@charnwood.gov.uk>

Sent: 12 October 2022 17:38

To: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>

Cc: development.control@charnwood.gov.uk; Cara Baker <Cara.Baker@charnwood.gov.uk>; Jeremy Trill

<Jeremy.Trill@charnwood.gov.uk>

Subject: RE: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Hi Mark

Strictly speaking the RSE appraisal does not contain sufficient information for this assessment to have been completed. That said; based on my own knowledge of this site I think that the baseline valuation is acceptable. I do however have issues with the post development valuation. Most of this seems appropriate but some elements are not and they need to be revised

- 1) The assessment suggests that almost 1/3 of the grassland will be retained and enhanced, however the only grassland shown on the RSE plan is in the western field compartment where, in addition to housing, an attenuation basin is proposed. It is unlikely in practice that any of this habitat could be retained without introducing unacceptable constraints to construction activities.
- 2) Further explanation or revision of the Urban tree area is needed
- 3) It is unclear how habitat types have been assigned to the grassland belt across the centre of the site. This needs to be clarified on a plan
- 4) The hedgerow assessment shows that 2x10 m lengths would be lost. This seems to be an underestimate
- 5) I would suggest that the suggested hedgerow enhancement would constrain the way the open space could be used by new residents and would possibly make for poor surveillance across the site. I would suggest consultation with open space on this matter (I've copied **CARA** and **JERRY** in)
- 6) The high likelihood that the sections of hedgerow that would form garden boundaries will be degraded or lost entirely needs to be accounted for in the calculation

Thanks

Rupert

From: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>

Sent: 28 September 2022 11:22

To: biodiversity@charnwood.gov.uk

Subject: FW: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Hi Rupert,

This is picking up on some old comments you made in relation to an outline application at Barkby Road, Queniborough where David Wilson didn't include a BIA.

They have just provided a BIA based on Defra 3.1 when the issue was raised as something to be resolved before progressing to committee. Would you be able to review and provide comments?

There has been a lot of toing and froing over highway and landscape issues since submission but other issues are largely resolved and it is now progressing to a decision asap.

This is outline with an indicative layout so, if approved, any final layout would be subject to reserved matters but would you be able to review the submitted BIA and advise if this establishes an acceptable baseline and whether the indicative layout shows that there is a reasonable chance of achieving no net loss?

If there are any recommended conditions / S106 obligations then please could you let me know.

Kind regards,

Mark

Mark Pickrell

Principal Planning Officer – Strategic Development

Mobile: 07852720913

Email: mark.pickrell@charnwood.gov.uk

From: Bareford, Helen <helen.bareford@dwh.co.uk>
Sent: 28 September 2022 10:39
To: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>
Subject: RE: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Hi Mark,

Thank you for your email, this is great news.

In regards to a BIA Assessment for the site, an assessment was previously undertaken in July 2021, however it appears that due to the protracted nature of the application this may not have been submitted/reviewed. As discussed on the phone the BIA was previously produced in accordance with the 2.0 metric (which was relevant at the time). Our Ecologist has transferred the data for the assessment to the latest 3.1 metric, and I attach the updated assessment for review. I attach this with the Ecology Assessment from 2021 which is referred to in the BIA.

The headlines are that the site demonstrates a **1.25 unit gain in Habitat Units** and a **7.62 unit gain in Hedgerow Units**. We therefore consider that the proposals are compliant with current planning policy and the NPPF requiring no net loss on site.

One point to note is that the Trading rules are not satisfied due to a 4% loss of hawthorn scrub, however our Ecologists consider that this is more than sufficiently offset through the 173% gain in hedgerow units. Additionally we understand that a management and monitoring plan will be required, which we consider can be conditioned.

I would be grateful if this could be reviewed as a matter of urgency with the view to enabling the application to be taken to the October planning committee given the delays we have already experienced.

If you wish to discuss the above, or require any further information, please do not hesitate to give me a call.

Kind Regards,

Helen Bareford BA(Hons) MSc MRTPI | Planning Manager

David Wilson Homes East Midlands

Forest Business Park | Cartwright Way | Bardon Hill | Coalville | Leicestershire | LE67 1GL

Tel: 01530 276705

Email: helen.bareford@dwh.co.uk

Mobile: 07500 824487



From: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>
Sent: 27 September 2022 10:55
To: Bareford, Helen <helen.bareford@dwh.co.uk>
Subject: RE: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Hi Helen,

I received comments from the tree officer yesterday afternoon – in essence they have no objections to the works to the TPO trees set out in the AIA, subject to the conditions recommended by Highways being applied. She also noted that there has been a recent TPO consent granted to LCC to undertake maintenance works to the TPO trees.

Otherwise, I have discussed the case extensively with the wider team, including policy and team leaders, and I have come to the view that it is to be recommended for approval. As this would be against ward member's comments then it will be a committee decision.

I have begun drafting the committee report but, as you mentioned recently, comments from Biodiversity were missed and there isn't a BIA assessment based on the existing site and indicative layout.

Appreciating your pressure to reach a resolution asap, would you be able to provide a BIA assessment for the site on the expectation that this would inform a recommendation for approval to committee and any associated conditions / Heads of Terms? Without it, I would not be able to show that biodiversity has been assessed in line with policy such that it would be a reason for refusal.

Kind regards,

Mark

Mark Pickrell
Principal Planning Officer – Strategic Development
Mobile: 07852720913
Email: mark.pickrell@charnwood.gov.uk

From: Bareford, Helen <helen.bareford@dwh.co.uk>
Sent: 26 September 2022 09:19
To: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>
Subject: RE: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Morning Mark,

Ok that sounds promising! Thank you for the update.

Kind Regards,

Helen Bareford BA(Hons) MSc MRTPI | Planning Manager

David Wilson Homes East Midlands

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DAVID WILSON HOMES
WHERE QUALITY LIVES

From: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>
Sent: 26 September 2022 09:09
To: Bareford, Helen <helen.bareford@dwh.co.uk>
Subject: RE: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Morning Helen,

I have been chasing, advised that the officer is working on them today and I should be able to update further shortly.

Kind regards,

Mark

Mark Pickrell
Principal Planning Officer – Strategic Development
Mobile: 07852720913
Email: mark.pickrell@charnwood.gov.uk

From: Bareford, Helen <helen.bareford@dwh.co.uk>
Sent: 22 September 2022 09:02
To: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>
Subject: RE: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

Morning Mark,

Thank you for sending through the Highways comments.

Have you had any further response on a timescale for the Tree Officer/Landscape response?

Kind Regards,

Helen Bareford BA(Hons) MSc MRTPI | Planning Manager

David Wilson Homes East Midlands

Forest Business Park | Cartwright Way | Bardon Hill | Coalville | Leicestershire | LE67 1GL

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From: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>
Sent: 20 September 2022 09:00
To: Bareford, Helen <helen.bareford@dwh.co.uk>
Subject: *EXTERNAL: RE: P/20/2380/2 Barkby Road, Queniborough

EXTERNAL EMAIL WARNING



Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the email.

Good morning Helen,

Comments from Highways received – attached.

I am chasing response from tree officer re. TPO and will update asap.

Kind regards,

Mark

Mark Pickrell
Principal Planning Officer – Strategic Development

Mobile: 07852720913
Email: mark.pickrell@charnwood.gov.uk

From: Bareford, Helen <helen.bareford@dwh.co.uk>
Sent: 15 September 2022 16:22
To: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>
Subject: P/20/2380/2 Barkby Road, Queniborough

Hi Mark,

Hope you are well.

Have you received any comments from Highways or the Landscape Team yet regarding Barkby Road, Queniborough?

Did Highways ask for a formal re-consultation, or were they happy to deal with the clarification of points via exchange of email?

Kind Regards,

Helen Bareford BA(Hons) MSc MRTPI | Planning Manager

David Wilson Homes East Midlands

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