

Carl Stott

From: Carl Stott
Sent: 06 December 2021 17:33
To: Jackson Jacqueline
Cc: Scott Ann; 'richard.bennett@charnwood.gov.uk'
Subject: P/20/2199/2 - Leconfield Road, Nanpantan
Attachments: RSE_4942_BIA (Warwick August 2021) LL test2.xls

Importance: High

Jacqueline

Further to recent emails, please find attached a copy of the updated BIA, which is based on the Warwickshire Metric, taking into account the comments of the Council's ecologist, Rupert Simms. Clearly, the extent of any impacts at this stage can only be considered indicatively, as the outline application seeks detailed approval for the means of access into the site alone. Given the mis-information received from the case-officer on 17th November 2021 surrounding the need to submit this information, which I have previously documented, I would ask that you liaise with the Council's ecologist at the earliest possible convenience in order to facilitate his review of this information.

Notwithstanding such procedural matters, as per earlier correspondence, I am aware that the LPA has recommended the following planning condition for an application for outline planning permission that could itself have a requirement for a significant contribution towards off-site biodiversity mitigation in lieu of on-site provision associated with achieving a no-net loss scenario:

A Biodiversity Audit for the site shall be submitted with the 'Reserved Matters' to assess the impact of the development in relation to the site Ecology and shall include an agreed method of measuring Baseline ecology measurement with the Council's Ecologist and shall include the provision of mitigation measures through the landscaping scheme to offset any negative impact on habitat.

You have explained that it is not possible to impose such a condition on an outline permission for my client's Leconfield Road site as the method and baseline assessment have not been agreed in advance with the Council's ecologist. However, given the condition above requires the BIA to be submitted at the reserved matters stage and to include a baseline assessment to a methodology to be agreed with the Council's ecologist, and with any impact of the development determined by the reserved matters which are not being sought at this outline stage, it is not clear why such a condition cannot simply be imposed in this instance, in which case there is no reason to not include the application on the agenda for the 16th December 2021 Plans Committee.

Separately, the case-officer's email of 2nd December 2021 refers to an objection from the Council's Landscape Officer with regard to landscape and visual impact. I am awaiting confirmation from the case-officer as to whether this objection is that dated 27th April 2021 - in which case we have already submitted a specific rebuttal on 1st November 2021 - or whether this is a further objection, albeit with no such new objection visible on the Council's website.

Given previous assurances that the application would be considered at meetings of the Plans Committee that have since passed, I would be grateful for your early confirmation that the application will definitely be taken to the Plans Committee meeting scheduled for 27th January 2022 with a recommendation of approval, if not the meeting of 16th December 2021. It is imperative that the application is referred to no later a Plans Committee than this. I have documented the shortcomings in the Council's handling of this application under separate cover and will not go into this in depth again here, suffice to say that there have been significant unreasonable delays to date, particularly during the tenure of the first case-officer, which you have acknowledged, and with more recent miscommunications resulting in further unnecessary and unreasonable delays.

I would also request a copy of the draft conditions at the earliest possible opportunity in advance of that committee meeting.

Finally, given the current staffing situation at the Council, I would appreciate early confirmation as to who the case-officer will be for the application at the point in time of the 27th January 2022 Plans Committee meeting and who will be presenting the application at that meeting on behalf of the Council.

I look forward to your earliest response.

Kind Regards

Carl Stott

Director



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