

Carl Stott

From: Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>
Sent: 14 December 2021 09:08
To: Carl Stott
Subject: Leconfield Road, Nanpantan - P/20/2199/2

Dear Carl,

I have been passed the case at Leconfield Road following Ann's impending departure.

I understand that there is a history of issues with this case and I continue to work through the file to understand the background with the priority being to get the application to Plans Committee asap.

I understand that progress was made to get the application to Plans Committee in December but there remain some issues with agreeing the baseline data for the biodiversity impact assessment which need to be resolved first. This needs to be determined in advance of a recommendation being made to ensure that an appropriate assessment of the current site is confirmed and to inform any future reserved matters.

Rupert has reviewed the BIA and notes that there are some discrepancies. These are detailed below:

- 1) Baseline - scrub condition assessment changed from poor to moderate. I have previously provided detailed written and verbal explanations of why this is the most appropriate condition assessment to use.
- 2) Habitats created – standing water condition changed from moderate to poor. This is a SuDS feature not a wildlife pond.
- 3) Habitats created – orchard – habitat type changed to scattered trees to reflect the description in the notes.
- 4) Habitats created – scattered trees- removed – private gardens should be assessed as private gardens as it is not practical or possible to control habitats within them. Removing this habitat also helps to reduce the error in the sheet arising from a discrepancy between “habitats lost” and “habitats created”
- 5) Habitats enhanced- existing value of grassland changed from 0.51 to 0.09 to reflect actual existing value shown on the spreadsheet. This has the effect of showing the intervention as a 0.11 unit gain- rather than a 0.19 unit loss and so increases the overall value of onsite mitigation relative to that shown in the original calculation
- 6) Habitats created- time to condition for areas of dense scrub increased from 5-15years

If the above changes are accepted Rupert is of the view that we can move forward with confidence that, notwithstanding the discrepancies between this and the written report, we have an acceptable baseline assessment and estimate of the impacts of development that would enable an informed decision to be made about this application.

Please could you review the BIA in light of the comments above and submit any further response, as necessary.

Subject to any updated BIA being agreed and due to the level of local interest in this case, in particular ecological issues, should your ecologist and Rupert get to the point where a baseline is agreed then any final version of the BIA will be subject of public consultation.

In the meantime, I will continue to review the details of the case to confirm that all details are acceptable and make every effort to move the case forward.

If the application is to be presented to plans committee on 27th Jan then any issues need to be resolved and consultation completed no later than 7th Jan to meet reporting deadlines. To achieve this, it would be appreciated if you could review the comments above and respond by 17th December, if at all possible.

Kind regards,

Mark

Regards,

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Our values



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