

Agenda Item 11

S25/1916

Proposal: Proposed demolition of existing barn and erection of detached dwelling, hard and soft landscaping and formation of a re-wilding zone

Site Address: Wildwood, Nightingale Lane, Aisby

Officer Comments

As set out in Paragraph 8.6.3 of the Officer Report, the proposed development would be subject to statutory biodiversity net gain. This requires developments to deliver a 10% net gain in biodiversity value above the baseline position identified at the point of submission, as well as demonstrating how this would be managed and maintained for the minimum 30-year period.

The Planning Practice Guidance is clear that the biodiversity gain condition is covered by statutory legislation and, therefore, Local Planning Authorities should not duplicate this condition as part of the decision notice. However, the requirements for a Habitat Management and Monitoring Plan are not explicitly set out within the statutory condition; albeit it is identified as a validation requirement for any biodiversity gain plan as set out within the Development Management Procedure Order.

Nonetheless, in the interests of clarity, it is proposed to include a formal planning condition requiring the submission and compliance with a Habitat Management and Monitoring Plan, which sets out how the biodiversity net gain will be retained for the 30-year compliance period.

Recommendation:

To authorise the Assistant Director of Planning to GRANT planning permission subject to this additional condition and the conditions in the officer report.

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;*
- (b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)*
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; (could be occupation)and*
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.*

The development shall be undertaken in accordance with the approved details.

Reason: *To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990).*