

Delegated Report

Planning Ref: 25/00915/FUL
Applicant: Mr & Mrs Garland
Ward: Twycross, Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Mythe Farm, Pinwall Lane, Pinwall

Proposal: Retrospective change of use to land to provide secure caravan storage and associated infrastructure and creation of a new wildlife pond

Case Officer: Ashleigh Gade (Senior Planning Officer)

1. Recommendations

- 1.1. **Grant planning permission** subject to:
- Planning conditions detailed at the end of this report

2. Planning Application Description

- 2.1. This application seeks full planning permission for the change of use of existing agricultural land to a secure caravan storage facility with associated infrastructure, and the creation of a wildlife pond.
- 2.2. The proposed caravan storage facility is already established on the site and this application seeks retrospective permission for the change of use. The storage facility is located to the west of an existing cluster of buildings central to Mythe Farm and has a total area of 0.86 hectares.
- 2.3. The caravan facility has the capacity to store a maximum of 100 caravans. It is surfaced in compacted gravel and is surrounded by a 2 metre high security fencing with gated access. Behind the access gates is a portacabin office with dimensions of 6 metres in length and 2.5 metres in width. These elements are enclosed by a landscaped bund 5 metres wide and 0.5-1.5 metres in height.
- 2.4. The caravan storage facility is to be accessible for customers between 8:00am and 6:00pm daily.
- 2.5. The proposed wildlife pond is located on the edge of an existing agricultural field, to the east of Atherstone Road and to the south of an area of woodland on land in separate ownership to the north. The wildlife pond has a surface area of approximately 125 square metres.

3. Description of the Site and the Surrounding Area

- 3.1. The application site comprises two parts, both of which are located within the designated open countryside and form part of Mythe Farm.
- 3.2. The western area of the application site comprises an internal roadway within Mythe Farm and an area surfaced in compacted gravel and used for the parking of caravans. The parking area is bordered by mature trees.
- 3.3. The eastern area of the application site comprises land on the edge of an existing agricultural field, adjacent to woodland areas to the north on a site under separate ownership.
- 3.4. The wider Mythe Farm site comprises a series of working agricultural fields with a central cluster of buildings comprising the farmhouse, Mythe Barn wedding and events venue, event tipis, tourist accommodation buildings, a disused go-karting track and a range of agricultural buildings.
- 3.5. The western area of the site is accessed from Pinwall Lane which is an adopted and classified 'C' road subject to the National Speed Limit at 60mph. Within the site, the long internal private access road splits to provide separated access to different uses within the farm.
- 3.6. The eastern area of the site is accessed from Atherstone Road which is an adopted and classified 'B' road subject a speed limit of 40mph. The access in this area is via a farm gate permitted under application 23/00900/FUL.
- 3.7. The application sites are located within the Sence Lowlands Landscape Character Area. The River Sence passes to the east of the site and the River Anker to the south.
- 3.8. The western application site surrounds an existing pond to the south of the hardstanding area. The pond is an identified Great Crested Newt breeding pond and there is a further, larger, breeding pond located 115 metres to the east.
- 3.9. The western site is generally surrounded by fields and internal roadway areas within Mythe Farm. To the west of the site is the disused go-karting track and beyond that a field containing a recently constructed agricultural building. To the east and south-east are an events building and associated event tipis on the western edge of the Mythe Farm buildings cluster, as well as two agricultural buildings.
- 3.10. The eastern site is surrounded by agricultural fields to the south and east and across Atherstone Road to the west. To the north is the established woodland area located on land outside Mythe Farm.

4. Relevant Planning History

- **25/00007/AGDO**
- Prior notification for the erection of a general purpose agricultural building
- Prior Approval Refused
- 02.02.2025

- **23/00900/FUL**
- Creation of a vehicular access (resubmission of 20/00434/FUL)
- Planning Permission
- 30.11.2023

- **22/00031/FUL**
- Use of site for tipi events venue including event tipi, ceremony tipi, toilet block and associated parking
- Planning Permission
- 29.09.2022

- **20/00826/AGDO**
- General purpose agricultural building
- General Development Order
- 28.09.2020

- **10/00470/FUL**
- Change of use of agricultural buildings to form wedding venue and bed and breakfast accommodation
- Planning Permission
- 09.09.2010

5. Publicity

- 5.1 The application has been publicised by the posting of a site notice in the vicinity of the site.
- 5.2 No responses have been received.

6. Consultation

- 6.1 The following consultees advised that they had no comment and/or no objection to the proposal:
- Leicestershire County Council (LCC) Minerals
 - Hinckley & Bosworth Borough Council (HBBC) Waste
 - HBBC Environmental Services (Pollution)
- 6.2 HBBC Drainage responded with no objections subject to the imposition of a condition requiring development to be carried out in accordance with the Flood Risk Assessment.
- 6.3 LCC Ecology have confirmed that the proposal is exempt from Biodiversity Net Gain (BNG requirements. The Preliminary Ecological Appraisal (PEA) and the mitigation measures therein have been determined to be satisfactory for the proposal.

LCC Ecology have confirmed that they support the creation of the new pond to provide compensatory Great Crested Newt habitat, as recommended within the submitted Great Crested Newt Survey (GCNS) & Recommendation Report by Ecologyia Ltd.

In addition to securing recommendations from the PEA report by condition, LCC Ecology also recommend that a Landscape Ecological Management Plan (LEMP) be secured by condition to secure long-term management of the newly created pond.

- 6.4 LCC Highways, the Local Highway Authority (LHA), note that the application does not propose amendments to the existing access arrangements. The existing access arrangements were improved on site in association with application 22/00031/FUL. The LHA is satisfied that the existing arrangements can therefore serve the additional requirements of the caravan storage use.

There have been one recorded Personal Injury Collision (PIC) within 500 metres of the proposed site access over the most recent 5-year period. It was classed as slight in severity. The LHA is satisfied there are no patterns which would be exacerbated by the proposed development.

The LHA consider that it is unlikely that trips associated with the use would take place during typical weekday peak hours. The LHA have concluded that the proposal would not lead to an unacceptable impact on highway safety, or to residual cumulative impacts on the road network that would be severe.

- 6.5 Sheepy Parish Council have expressed a neutral position of the proposal.

The Parish Council have noted that the proposal appears to be in line with policies S1 and S17 of the Sheepy Parish Neighbourhood Plan (SPNP). They support the creation of the new wildlife pond.

The Parish Council have requested consideration be made to the increased vehicle movements to the road and impact on road safety as per S8 of the SPNP.

Sheepy Parish Council have drawn attention to the retrospective nature of the proposal which should not be encouraged or condoned. Nonetheless, they have noted the additional income the proposal has provided for the farm since being introduced during the COVID-19 pandemic.

7. Policy

- 7.1 Core Strategy (2009):

- Nil.

- 7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest

- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 Sheepy Parish Neighbourhood Plan (2022)

- Policy S1: Countryside
- Policy S5: Ecology and Biodiversity
- Policy S8: Design
- Policy S17: Rural Economy

7.4 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.5 Other relevant guidance:

- HBBC Good Design Guide (2020)
- Landscape Character Assessment (2017)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. The key issues in respect of this application are:

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety
- Ecology and biodiversity

Assessment Against Strategic Planning Policies

8.1 Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions.

8.2 Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

8.3 The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP). Both the Core Strategy and the SADMP are over 5 years old and were adopted prior to the publication of the current NPPF.

- 8.4 Paragraph 34 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Nevertheless, in accordance with Paragraph 232 of the NPPF, due weight should be given to existing policies according to their degree of consistency with the NPPF.
- 8.5 Policy DM4 of the SADMP states that Council will protect the intrinsic value, beauty, open character and landscape character of the countryside from unsustainable development. To ensure this, DM4 only considers development in the countryside to be sustainable where:
- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
 - c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
 - d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
 - e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.
- 8.6 Importantly, Policy DM4 of the SADMP requires that development meets five further requirements to be considered sustainable development. These are discussed in further detail further in this report.
- 8.7 The proposal involves the change of use of existing agricultural land to a caravan storage facility and the construction of a wildlife pond. Though the caravan storage facility diversifies the existing farm business, it has not been demonstrated that this contribution would be economically significant. It is therefore considered the proposal does not meet criteria (a) through (e) of DM4.
- 8.8 Notwithstanding the above, Policy S1 of the Sheepy Parish Neighbourhood Plan (SPNP) states that development and diversification of agricultural and other land-based rural businesses which accord with the NPPF, may be considered sustainable in principle in countryside locations.
- 8.9 Paragraph 88 of the NPPF states that planning decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;

- c) sustainable rural tourism and leisure development which respect the character of the countryside; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- 8.10 It is therefore considered that the proposed caravan storage is offered limited support by Policy DM4 of the SADMP but is supported in principle by Policy S1 of the SPNP and Paragraph 88 of the NPPF. The proposed wildlife pond is offered no support in principle by Policy DM4 of the SADMP or Policy S1 of the SPNP.
- 8.11 Notwithstanding the above, the acceptability of the development is subject to assessment of all other material considerations. These material considerations are addressed in the following sections of this report.

Design and Impact upon the Character of the Area

- 8.12 Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.13 Policy DM4(i) of the SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside.
- 8.14 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.15 Policy S8 of the SPNP confirms that development proposals should be designed with evident care, so as to respond to the features of their setting, work with the scale, form and character of the location and make a positive contribution to the street-scene and protect local important features.
- 8.16 The caravan storage facility is existing on site and this application is retrospective. The storage facility can accommodate the storage of up to 100 caravans.
- 8.17 The storage facility is bounded on all sides by a landscape bund of 5 metres in width and a varying height between 0.5 metres and 1.5 metres. The interior of the bund is fenced with 2 metre high security fencing. There is a gated entrance area and an associated gap in the landscape bund with a width of 4.6 metres, on the eastern side of the facility.

- 8.18 The ancillary office building located inside the entrance gates has a total footprint of 15 square metres. It has a flat roof and does not rise above the height of the boundary fencing. The colour finish of the building is dark green.
- 8.19 The caravan storage facility is located over 380 metres from the nearest public highway which is Pinwall Lane to the north. It is located centrally to the Mythe Farm site approximately 150 metres from the nearest land outside the agricultural unit.
- 8.20 The storage facility is not visible from Pinwall Lane or Atherstone Road. It was observed by the Planning Officer during a visit to the site on 21 January 2026 that during mid-winter the very tops of caravans are visible directly adjacent the site within Mythe Farm due to loss of foliage on the landscape bund. This level of screening is acceptable and would improve significantly outside of winter months, with only the entrance gates visible when standing directly opposite.
- 8.21 The proposed wildlife pond is located to the north of an existing agricultural field, to the north-west of the Mythe Farm agricultural holding. The wildlife pond involves excavation below ground and has no elements above ground level. It is sited to the south of existing area of woodland located on an adjacent property.
- 8.22 The wildlife pond is to be located 14 metres from the western site boundary adjacent Atherstone Road. The agricultural field within which the pond is to be located is well vegetated along the western boundary, excluding only the point of vehicular entrance, and only limited views are possible from surrounding public areas.
- 8.23 The proposed wildlife pond is an ecology feature that will sit comfortably in the wooded and rural setting of its surrounds and once established would be complementary to its setting.
- 8.24 It is therefore considered that the proposal would have limited visual impact beyond the immediate surrounds of the application site and would in the case of the caravan storage facility have a neutral impact on the character of its surrounds or in the case of the wildlife pond contribute to the natural setting, consistent with Policies DM4 and DM10 of the SADMP.

Impact upon Residential Amenity

- 8.25 Paragraph 135(f) of the NPPF requires that planning decisions ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 8.26 Policy DM10(a) and (b) of the SADMP state that development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

- 8.27 Policy S8(f) of the SPNP states that development proposals should show appropriate regard for the amenities of neighbouring properties including sunlight, privacy, air quality, noise pollution, and light pollution.
- 8.28 The proposed caravan storage facility is located over 500 metres from the nearest residential property outside of the Mythe Farm agricultural unit. The dwelling and tourism facilities within the Mythe Farm site itself are located a minimum of 55 metres from the facility.
- 8.29 The caravan storage facility contains two light poles sited centrally to the caravan parking area. These lights are located behind the landscaping bund, which will provide mitigation to potential light spill. The lighting within the facility is downward-oriented and motion-activated and would therefore only be lit when clients or managers are within the facility itself, which would be during the hours of 8:00am and 6:00pm.
- 8.30 The proposed wildlife pond is located approximately 100 metres from the nearest residential property. The pond is screened from surrounding properties and the highway by screening trees adjacent Atherstone Road and the woodland area to the north, and is otherwise not considered a form of development that would introduce neighbouring residential amenity concerns.
- 8.31 It is noted that HBBC's Environmental Health (Pollution) Officer raised no objections to the scheme. No objections were received from nearby properties.
- 8.32 It is therefore considered that the proposal would not have an adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, in accordance with Policy DM10 of the SADMP, Policy S8 of the SPNP, and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.33 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.34 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.35 To support this, Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are

not severe. Policy DM18 of the SADMP requires that new development provide an appropriate level of parking provision.

- 8.36 Policy S8(g) of the SPNP states that proposals should provide safe and suitable access with appropriate on-site parking provision.
- 8.37 All proposals for new development should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority. Currently, this is the Leicestershire Highway Design Guide (LHDG) (2024).
- 8.38 The caravan storage facility is located to the east of the existing internal access driveway through Mythe Farm, which gains access from Pinwall Lane to the north. The existing access point and internal driveway areas were upgraded in association with application 22/00031/FUL, and it has been confirmed that these improvements are extant on site.
- 8.39 The Local Highway Authority (LHA) have reviewed the proposal and consider the existing access and internal movement areas sufficient to serve the proposed caravan storage use. The LHA therefore have no objection to the proposal and consider it would not have an unacceptable impact on highway safety.
- 8.40 There are no access or parking arrangements required for the proposed wildlife pond. Nonetheless, it is noted that the pond area can be accessed from Atherstone Road through a recently established access permitted under 23/00900/FUL.
- 8.41 It is therefore considered that the proposal would not have an unacceptable impact upon highway safety or the wider road network, consistent with Policies DM17 and DM18 of the SADMP, Policy S8 of the SPNP, and the requirements of the LHDG.

Ecology and biodiversity

- 8.42 Paragraph 193 of the NPPF confirms that where significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 8.43 Policy DM6 of the SADMP states that developments must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management. On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term.
- 8.44 Policy S5 of the SPNP states that development should have appropriate regard for the network of local ecological features and habitats. This network includes the River Sence and its tributaries.
- 8.45 The application is exempt from statutory Biodiversity Net Gain (BNG) requirements due to all elements that are not ecology enhancements being retrospective. LCC

Ecology have been consulted and agree that the application is not subject to mandatory BNG.

- 8.46 The application is supported by a Great Crested Newt Survey and Recommendation Report. The report concludes that decline in population status of Great Crested Newts (GCN) has been identified on the site and that the change of use of areas on the site between the two existing ponds, proximate to the caravan storage facility, may have contributed to this.
- 8.47 The GCN report recommends the implementation of biodiversity enhancements for GCN in the form of the creation of one pond and one hibernacula suitable for GCN breeding, as well as provision of grassland of varied sward to facilitate foraging and community in the wider environment.
- 8.48 The proposed wildlife pond sited to the north of the existing agricultural field reflects this recommendation.
- 8.49 LCC Ecology have reviewed the submitted plans and support the pond creation to provide compensatory habitat for GCN, subject to the provision of a Landscape Ecological Management Plan (LEMP) within one month of planning permission to secure long-term management of the pond and surrounding habitat.
- 8.50 It is therefore considered that the proposal adequately demonstrates mitigation of the ecological harm potentially caused or exacerbated by the establishment of the caravan storage facility. The proposal therefore satisfies Policy DM6 of the SADMP and Policy S5 of the SPNP.

9. Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions and obligations.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report

11.2 Conditions and Reasons

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan
 - Caravan and Motorhome Parking Land, Drg No. 24-042-02
 - Proposed Pond Design, Drg No. 24-042-25-01
 - Cross Sections - Proposed Pond Design, Drg No. 24-042--25-02
- All received by the Local Planning Authority on 25 September 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. The development site hereby permitted for the storage of caravans shall be used caravan storage only and no other purpose. No person shall at any time occupy the caravans while in storage on the site.

Reason: To ensure that the development does not have a detrimental impact upon highway safety and existing residential amenity in accordance with Policies DM10, DM17 and DM18 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. The use shall not take place on any day outside of the following hours:

8:00am to 6:00pm

Reason: To protect the amenity of neighbouring properties and other uses within the wider site in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The development hereby approved by this permission shall be carried out in accordance with the submitted Flood Risk Assessment prepared by RAB Consultants dated August 2025.

Reason: To ensure that flood risk is appropriately managed and mitigated on site in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority within one month of consent.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed with reference to Section 7.1 of the Great Crested Newt Survey & Recommendation Report (Ecologyia Ltd., August 2025).
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details for a minimum of 30 years to deliver the required condition of habitats created.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended).

6. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (Ecologyia Ltd., August 2025) and the Great Crested Newt Survey & Recommendation Report (Ecologyia Ltd., August 2025) as already submitted with the planning

application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended).