

Appendix A: Consultation Replies Summary

Parish Council

Eaton Parish Council wish the comments summarised below to be noted:

- a. Policy D2Equestrian development states that any development should not have an adverse effect on the landscape character of the area. The site is within the Knipton Bowl landscape sensitivity area, a medium to high sensitivity area. There is a high level of sensitivity with regards to commercial development which this should be regarded as.
- b. The site sits between Eaton and Branston, therefore any development along Branston road would have an adverse impact effect on the landscape of the area and forever change the rural open country land and the approach to both villages.
- c. Permitting development along Branston road may set a future precedent for further building development which in time may erode the separation and distinct character of the two villages.

Croxton Kerrial Parish Council resolved to make no comment.

LCC Highways

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2021). They recommend the inclusion of two conditions: 1. For the proposed access arrangements to be implemented in full; and 2. The provision of vehicle visibility splays prior to the occupation of the site.

LCC Ecology

The Preliminary Ecological Appraisal (Andrew P. Chick, April 2022), is satisfactory. The recommendations in the report should be followed including:

- “In particular gaps within the eastern hedgerow should be filled. A list of suitable native species for planting and sowing is provided below”.
- “Under the proposed scheme of work no trees on site are affected. However, it is recommended that all work should be carried out in accordance with BSI (2012), BS 5837:2012, to protect trees and their root areas”.
- “Potential indirect impacts such as artificial lighting could pose an impact upon commuting bats”. Lighting should be avoided on ecologically sensitive areas (tree belt/woodland and hedgerows), where lighting is avoidable a lux lighting contour plan should be submitted showing light spill of 1 lux or less on these areas.
- “The boundary hedgerows and mature trees should be retained to avoid impacts to foraging and commuting bats, and to support their conservation status”.
- “Therefore, good working practices should be adhered to during any future development work, with any trenches covered overnight and any pipes over 200mm in diameter capped off at night”.
- “To minimise any potential impact or disturbance to protected breeding birds, any clearance should be undertaken outside of the bird breeding season, i.e. from late-August and be completed by late-February. If work is to be carried out in the breeding season then an ecologist should be consulted and it is likely that work will have to stop if ground nesting birds are found in the grassland”.

Any proposed enhancements should be included on a landscape plan along with details of the existing trees and hedgerows to be retained (and removed).

LCC Forestry

Leicestershire County Council Forestry Department note the application includes native tree planting: 330no. in woodland blocks and 3no.individual landscape trees, as well as 130m of new hedgerow and gapping up of the existing hedgerows which equates to a further 70m of hedgerow. The trees are a mixture of native broadleaved trees which are suitable for the location. The Forestry team deem the application proportionate and appropriate for the site, therefore they raise no objections.