TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

26th November 2026

Item A.1 - 26/01057/FUL - The Lifeboat House The Parade Walton On The Naze CO14 8EA

Planning Application - Erection of a single-storey boathouse for a D-Class lifeboat and tractor.

The following condition is recommended following the statutory BNG condition.

13 COMPLIANCE: HABITAT MANAGEMENT AND MONITORING PLAN FOR BNG

CONDITION: Unless all biodiversity net gain for the development is achieved via the purchase of offsite biodiversity units or statutory biodiversity credits, no development shall commence on the site until a 30 year Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan/s under condition 12, has been submitted to and approved in writing by the local planning authority for the site, and shall contain the following unless otherwise agreed in writing by the Local Planning Authority:

a description and evaluation of the planned habitat works for the creation and/or enhancement of the onsite habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

the management measures to maintain the onsite habitat creation and/or enhancement works for a period of a least 30 years from the completion (defined for this purpose as first use and/or occupation unless otherwise agreed in writing by the LPA) of the development including:

i) ecological trends and constraints on the site that may influence management;
ii) aims, objectives and targets for management e.g. links with local and national species and habitat action plans;
iii) a description of the management operations necessary to achieving the aims and objectives;
iv) prescriptions for management actions;
v) preparation of a works schedule, including annual works schedule;
vi) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets;

details of the monitoring methodology, to measure the effectiveness of the management of the onsite habitat creation and/or enhancement works together with the timetable for each element of the monitoring programme including when scheme shall be first implemented with provision for monitoring reports to be provided to the local planning authority in writing on year 1, 2, 3, 5, 7, 10, 15, 20, 25 and 30, with biodiversity reconciliation calculations at each stage; and

details of the roles and responsibilities of the people or organisation(s) delivering the HMMP including implementation and monitoring;

Furthermore, there shall be a completion report submitted to the local planning authority in writing for its approval, evidencing the completed habitat enhancements and/or creation works as set out in the HMMP prior to first use and/or occupation of the development. unless agreed in writing by the LPA. The approved HMMP shall be strictly adhered to at all times and implemented in full for its duration with the completion of the habitat works for the creation and/or enhancement of the onsite habitat no later than the first

use/occupation of the development, and the management and monitoring of those habitat works as required and in accordance with the approved HMMP thereafter for the period of 30 years or more.

REASON: To enhance biodiversity in accordance with the National Planning Policy Framework and to achieve the Biodiversity Net Gain objectives set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

NOTE: If the approved BNG Plan is for offsite units or statutory credits only, this condition does not require discharge. For all development that include a BNG plan for a combination of onsite and off site/statutory credit, this condition is imposed and needs to be discharged as set out to secure the onsite element. Additionally, should the onsite BNG requirement be considered to be "significant" an associated legal agreement will be required to secure monitoring fees.

Item A.2 - 26/01058/ADV - The Lifeboat House The Parade Walton On The Naze CO14 8EA

Application for Advertisement Consent - signage associated with the erection of a single-storey boathouse for a D-Class lifeboat and tractor.

No updates