

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinkley and Bosworth Borough Council
APPLICATION NUMBER	24/00516/FUL
ADDRESS	12 Park Road Ratby Leicester Leicestershire LE6 0JJ
DESCRIPTION OF DEVELOPMENT	Two-storey detached dwelling
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	
	Nikki Morton
DATE OF COMMENTS	
	24/09/2024
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	
Condition recommended	✓
Informative recommended	
REASON FOR RECOMMENDATION PROVIDED:	
The Small Sites Metric was submitted along with a proposed planting plan. Updated plans and an updated metric addressing my previous comments has been uploaded.	
BIODIVERSITY NET GAIN (BNG) specific comments:	
- Mandatory biodiversity net gain will apply to the site. - The small sites metric is acceptable and offsite units will need to be purchased at the condition stage prior to commencement to ensure mandatory 10% net gain is achieved.	
FURTHER INFORMATION REQUIRED:	
N/A	
AMENDMENTS RECOMMENDED:	
N/A	
RECOMMENDED CONDITIONS TO BE APPLIED:	
- The mandatory BNG condition will need to be applied. - No development shall take place until details of a bird box and bat box to be integrated within the new building has been submitted to and approved in writing by the LPA. Details should include type of boxes and box positioning. Any boxes need to be shown on all	

relevant submitted plans/elevations. All works are to proceed strictly in accordance with the approved scheme. Photographs of the integrated bird and bat boxes within the new dwelling should be provided in order to discharge this condition.
RECOMMENDED INFORMATIVES TO BE APPLIED:
N/A
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
N/A
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
N/A

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, please correspond directly with the Planning Officer assigned to the planning application or discharge of condition application. We are unable to respond directly to applicant enquiries regarding the advice that we have provided as part of this service.

The following legislation is used to assist in the assessment of planning applications:

Legislation source	Reference
NPPF Dec 2023	Paras 8, 180, 181, 185, 186, 187, 188
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan
ODPM circular 06/2005: Biodiversity and Geological Conservation	Requirement for species survey work and mitigation recommendations to be carried out prior to the determination of a planning application. Paras. 98 and 99
NERC Act 2006	Biodiversity Duty (see also Environment Act 2021) Section 41, habitats and species of Principal Importance (previously BAP)
Various International, European and National laws in relation to the protection of species and habitats	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include SAC's and SPA's), SSSI's, National Nature Reserves, Local Wildlife Sites, Local Nature Reserves. Habitats and Species protection: Habitat and Species Regulations (protected sites and species). Wildlife and Countryside Act 1981 (as amended including special Schedule 1), Natural England Standing Advice. Badger Act.