

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	24/01090/REM
APPLICATION NUMBER	24/01090/REM
ADDRESS	Land Off Desford Lane Ratby Leicestershire
DESCRIPTION OF DEVELOPMENT	Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 21/01295/OUT for 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point
PLANNING CASE OFFICER	Tim Hartley
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	
	Nikki Morton
DATE OF COMMENTS	
	17/03/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	
Condition recommended	✓
Informative recommended	✓
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
<ul style="list-style-type: none"> I have reviewed the Biodiversity Net Gain Assessment (FPCR November 2024) I have reviewed the Technical Note: Additional Ecological Information (FPCR, January 2025) 	
REASON FOR RECOMMENDATION PROVIDED:	
<ul style="list-style-type: none"> The updated walkover survey did not record any changes, or evidence of protected species on the site, therefore there is no objection to the development. 	
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	
<ul style="list-style-type: none"> N/A – mandatory biodiversity net gain does not apply to reserved matters developments, but measurable net gain is demonstrated as per the NPPF requirements. 	
FURTHER INFORMATION REQUIRED:	
<ul style="list-style-type: none"> N/A 	

AMENDMENTS RECOMMENDED:
<ul style="list-style-type: none"> N/A
RECOMMENDED CONDITIONS TO BE APPLIED:
<ul style="list-style-type: none"> Prior to commencement of development, full details of a scheme for the location of bat roosting and bird nesting features to be integrated into buildings and suitable hedgehog gaps in boundary features shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of any dwelling hereby permitted features shall be installed on the site in accordance with the approved details. Photographs of the integrated bird and bat boxes and hedgehog gaps within the new dwellings should be provided in order to discharge this condition.
RECOMMENDED INFORMATIVES TO BE APPLIED:
<ul style="list-style-type: none"> Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore all removal of trees/shrubs/hedges should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
<ul style="list-style-type: none"> N/A
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
<ul style="list-style-type: none"> 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
National Planning Policy Framework	Paragraphs relevant to biodiversity, biodiversity net gain, ecological connectivity and protected species
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan policy
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.

