

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinkley & Bosworth Borough Council	
APPLICATION NUMBER	24/01155/FUL	
ADDRESS	Upper Grange Farm 1A Ratby Lane Markfield Leicestershire LE67 9RJ	
DESCRIPTION OF DEVELOPMENT	Erection of a dwelling (self-build) with associated parking and landscaping	
PLANNING CASE OFFICER	Joe Fleetwood	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Dean LeFeuvre	
DATE OF COMMENTS	23/01/2025	
SUMMARY RESPONSE:		
No comment		
No objection		
Recommend Refusal		
Holding Objection - Further information required		✓
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:		
<ul style="list-style-type: none"> Preliminary Ecological Appraisal (Elite Ecology, December 2024) <p>The submitted ecological report identified that one of the structures (B3) to be impacted as result of the proposed development has the potential to support roosting bats and that at least one nocturnal bat presence/likely absence survey will be required between May-August inclusive. All other constraints relating to protected or notable species can be dealt with through a combination best working practices and precautionary methods of work which can be dealt with via planning condition. Before I can provide my final decision on this, the outstanding bat survey/s will need to be undertaken to confirm if an active bat roost is present within the structure on site.</p>		
REASON FOR RECOMMENDATION PROVIDED:		
<ul style="list-style-type: none"> N/A 		
PROTECTED SPECIES FURTHER INFORMATION REQUIRED:		
<ul style="list-style-type: none"> Bat Presence/Likely Absence Surveys 		
BIODIVERSITY NET GAIN (BNG)		
FURTHER INFORMATION IS REQUIRED REGARDING:		
Incomplete or incorrect cells in the statutory metric	N/A	
Incomplete or incorrect UK Hab or condition assessment information	N/A	

Final pre-development habitat value	N/A
How post-development BNG land will be secured for 30 years	N/A
Description of irreplaceable habitat	N/A
Description of degradation	N/A
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	
<ul style="list-style-type: none"> N/A 	
DATE PROVIDED ON STATUTORY METRIC ONCE REVIEWED AND AGREED (for decision notice purposes):	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
<ul style="list-style-type: none"> N/A 	
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
<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.