

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

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| DISTRICT OR BOROUGH | Hinkley & Bosworth Borough Council |
| APPLICATION NUMBER | 24/00854/REM |
| ADDRESS | Land East Of The Windmill Inn Brascote Lane Newbold Verdon Leicestershire |
| DESCRIPTION OF DEVELOPMENT | Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 22/00277/OUT for 239 dwellings with associated internal road layout, car parking, drainage, and landscaping. |
| PLANNING CASE OFFICER | Matt Jedruch |
| DEPARTMENT | |
| | Ecology |
| PLANNING ECOLOGY OFFICER | |
| | Nikki Morton |
| DATE OF COMMENTS | |
| | 11/10/2024 |
| SUMMARY RESPONSE: | |
| No comment | |
| No objection | |
| Recommend Refusal | |
| Holding Objection - Further information required | |
| Condition recommended | ✓ |
| Informative recommended | ✓ |
| REASON FOR RECOMMENDATION PROVIDED: | |
| <ul style="list-style-type: none"> I have reviewed the Biodiversity Net Gain Plan (Brindle & Green, September 2024) and Landscape Management Plan (Brindle and Green, September 2024). The reports are acceptable and the site plan is very similar to the indicative plan in the outline application. | |
| BIODIVERSITY NET GAIN (BNG) specific comments: | |
| <ul style="list-style-type: none"> N/A – The site is not subject to mandatory biodiversity net gain. 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: | |

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| <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. The development hereby approved shall be implemented in strict accordance with the Biodiversity Net Gain Plan (Brindle & Green, September 2024) unless otherwise agreed in writing by the LPA. As per Section 6.2 monitoring reports should be submitted to the LPA for approval in years 2, 3, 4, 5, 10, 15, 25 and 30 following the habitat creation and initial enhancement works. The monitoring reports should detail the monitoring results and any remedial actions required. |
| 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 |
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| 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 |

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| | amended including special Schedule 1), Natural England Standing Advice. Badger Act. |
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