

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00384/FUL
ADDRESS	Land Adjacent To 30 Main Street Orton On The Hill Atherstone Leicestershire
DESCRIPTION OF DEVELOPMENT	Erection of a detached dwelling (self-build)
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	29/05/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
• Block Plan • Proposed Plans • Application Form	
REASON FOR RECOMMENDATION PROVIDED:	
• The proposed works consist of the construction of a new detached dwelling, garage and associated parking on previously undeveloped land. • The site is in a rural setting surrounded by large, mature, well vegetated gardens which connect to the wider countryside by hedgerows and pockets of woodland. Therefore, providing suitable connective and foraging habitat routes for a range of wildlife species. • The proposed works include large areas of ground disturbance and tree removal. There are records of protected species in the area which will need to be considered during development. Therefore, a Preliminary Ecological Appraisal will be required to assess the application site for protected species before determination. There is a holding objection until this is received.	

- The ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination. Biodiversity Enhancements – There is a requirement to achieve a net gain in biodiversity in accordance with the NPPF (2024). It would be recommended that 1 x bat box and 2 x bird boxes are incorporated within the new development and that any landscaping should include native species of local provenance and plants to encourage pollinating insects. Further comments can be provided once the results of the PEA survey have been received
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
It is accepted that mandatory BNG does not apply as the application is a self-build and custom build development.
FURTHER INFORMATION REQUIRED:
PEA survey for the application site.
AMENDMENTS RECOMMENDED:
N/A
RECOMMENDED CONDITIONS TO BE APPLIED:
N/A
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
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.

