

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	
	15/12/2024
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) 	
REASON FOR RECOMMENDATION PROVIDED:	
<ul style="list-style-type: none"> Whilst I don't have any major objections and welcome the designs of the buffered boundary hedgerow. The previous ecology reports are outdated and therefore I require an update walkover survey of the site, particularly looking for signs or more mobile species. Should there be no ecological changes which may require any layout modifications, I can recommended conditions and informatives. 	
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"> An updated ecology survey is required for the site as the previous survey work is now outdated. In particular this should focus on if there are any changes to protected species on site.
AMENDMENTS RECOMMENDED:
<ul style="list-style-type: none"> N/A
RECOMMENDED CONDITIONS TO BE APPLIED:
<ul style="list-style-type: none"> N/A
RECOMMENDED INFORMATIVES TO BE APPLIED:
<ul style="list-style-type: none"> N/A
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.

