

**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council
<b>APPLICATION NUMBER</b>	25/00188/OUT
<b>ADDRESS</b>	14A Heath Lane Earl Shilton Leicester Leicestershire LE9 7PB
<b>DESCRIPTION OF DEVELOPMENT</b>	Outline planning permission to demolish existing disused garages and ground floor building and to erect two detached dwellings (access, appearance, layout and scale. (Landscaping to be reserved)
<b>PLANNING CASE OFFICER</b>	Matt Jedruch
<b>DEPARTMENT</b>	Ecology
<b>PLANNING ECOLOGY OFFICER</b>	Michael McCoy
<b>DATE OF COMMENTS</b>	
<b>SUMMARY RESPONSE:</b>	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
<b>SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:</b>	
<ul style="list-style-type: none"> <li>N/A</li> </ul>	
<b>REASON FOR RECOMMENDATION PROVIDED:</b>	
<ul style="list-style-type: none"> <li>We have reviewed 'Design / Access Statement' (Structural Innovation Design, 2025) &amp; Site 'Location Plan - TQRQM25044084713827' (ReQuestPlan, 2025).</li> <li>While the application states that they meet the de-minimis exemption, aerial imagery as well as the Location plan shows there is vegetation in the northwest corner of the Site which is over 40m<sup>2</sup> in area. Further photos are required to prove there is less than 25m<sup>2</sup> of vegetation impacted. If not, then the application is subject to 10% mandatory BNG.</li> <li>Due to the nature of the works as well as some connectivity to woodland to the west and condition of the building, we request a Preliminary Roost Assessment (PRA) on the building within the Site,</li> <li>This should be completed by a licenced ecologist and to best practice set out in the BCT survey guidelines.</li> </ul>	

<ul style="list-style-type: none"> <li>Please note that 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.</li> </ul>
<b>BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:</b>
<ul style="list-style-type: none"> <li>See section above</li> </ul>
<b>FURTHER INFORMATION REQUIRED:</b>
<ul style="list-style-type: none"> <li>Photos showing vegetation in northwest corner of the site, confirming whether the BNG exemption applies or not.</li> <li>Preliminary Roost Assessment of building</li> </ul>
<b>AMENDMENTS RECOMMENDED:</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>RECOMMENDED CONDITIONS TO BE APPLIED:</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>RECOMMENDED INFORMATIVES TO BE APPLIED:</b>
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>RECOMMENDED SECTION 106 REQUIREMENT</b> (standard clause, contribution amount, trigger for payment)
<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>DISCHARGE OF CONDITIONS ONLY:</b> (Please confirm which condition(s) is/are being discharged)
<ul style="list-style-type: none"> <li>N/A</li> </ul>

**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)

<p>Various International, European and National laws in relation to the protection of species and habitats</p>	<p>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.</p> <p>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.</p>
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