

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinkley & Bosworth Borough Council
APPLICATION NUMBER	24/01161/FUL
ADDRESS	Manor Farm 2 Carlton Road Barton In The Beans Nuneaton Leicestershire CV13 0DE
DESCRIPTION OF DEVELOPMENT	Conversion of two agricultural outbuildings to form two dwellinghouses
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	
	Dean LeFeuvre
DATE OF COMMENTS	
	28/01/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
Preliminary Ecological Appraisal, Incl. Potential Roost Assessment (Wildlife Consultants Ltd, Nov 2024) The submitted ecological appraisal does not encompass the entire proposed development site and instead only targets the existing agricultural outbuildings to be converted. No information has been submitted including habitat typologies (e.g. UKHab plan) or methodologies/assessments for other protected species which could be utilising the wider site. I recommend that the entire redline boundary is included within this appraisal to determine the full potential impacts upon protected/notable species and habitats (e.g. hedgerow). The Preliminary Ecological Appraisal (PEA) should meet the requirements of CIEEM guidelines which currently it does not for a number of reasons. It appears that a Preliminary Roost Assessment (PRA) for roosting bats and breeding birds has been undertaken instead of detailed PEA of the entire site. A full PEA should be completed.	
REASON FOR RECOMMENDATION PROVIDED:	
N/A	
PROTECTED SPECIES FURTHER INFORMATION REQUIRED:	
Preliminary Ecological Appraisal (PEA) of entire site as indicated within the submitted Location Plan and Proposed Site Layout Plan Drg No. HMD/PD/0563/01.	
BIODIVERSITY NET GAIN (BNG)	

FURTHER INFORMATION IS REQUIRED REGARDING:	
Incomplete or incorrect cells in the statutory metric	
Incomplete or incorrect UK Hab or condition assessment information	
Final pre-development habitat value	
How post-development BNG land will be secured for 30 years	
Description of irreplaceable habitat	
Description of degradation	
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	
BNG Statement The submitted Biodiversity Net Gain (BNG) statement will need to be amended and revised in line with the current proposals.	
DATE PROVIDED ON STATUTORY METRIC ONCE REVIEWED AND AGREED (for decision notice purposes):	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
N/A	
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
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.
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