

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinkley & Bosworth Borough Council
APPLICATION NUMBER	24/00980/FUL
ADDRESS	Ratby Cricket Club Desford Lane Ratby Leicester Leicestershire LE6 0LE
DESCRIPTION OF DEVELOPMENT	Change of use of existing north sports pavilion (F2 Local community) to educational facility (F1 Learning and non-residential institutions). Including the external alterations, the addition of block paved hardstanding and a new access gate to the north sports pavilion and the addition of an external staircase and a lift to the south sports pavilion.
PLANNING CASE OFFICER	Joe Fleetwood
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Nikki Morton
DATE OF COMMENTS	29/11/2024
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
- N/A – no ecology documents have been submitted with the application. - I have reviewed aerial imagery and the Design and Access Statement (HSSP, October 2024).	
REASON FOR RECOMMENDATION PROVIDED:	
I require more information regarding biodiversity net gain and bats as there is lacking information currently.	
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	
The application form states that Mandatory BNG is not applicable as 'Landscaping is unaffected by the proposals'; however from the photographs and plans provided it appears that there will need to be some removal of vegetation to allow for the	

development. It is not clear if this will be over 25m ² , therefore a more detailed habitat plan is required to determine if mandatory biodiversity net gain will apply.
FURTHER INFORMATION REQUIRED:
- The pavilion building appears to be undergoing external works such as soffit replacement and external cladding. Bats and nesting birds are often found behind soffits therefore may be impacted by the proposals. As such a daytime bat survey and nesting bird survey should be carried out of the building. The survey will need to be carried out by a licenced ecologist and the report will need to include if there is any evidence of bat roosts or nesting birds, well as an impact assessment, mitigation and enhancement proposals. Any recommendations will need to be incorporated into the submitted plans. - 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.
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.