



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	24/01072/HOU	
ADDRESS	20 Forresters Road Burbage Hinckley Leicestershire LE10 2RX	
DESCRIPTION OF DEVELOPMENT	Conversion of existing studio and garage into a self contained annexe	
PLANNING CASE OFFICER	Sophie Iliffe	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	19/12/2024	
SUMMARY RESPONSE:		
No comment		
No objection		✓
Recommend Refusal		
Holding Objection - Further information required		
Condition recommended		
Informative recommended		
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:		
•		
REASON FOR RECOMMENDATION PROVIDED:		
• The proposed development consists of alterations to the existing studio to create a self-contained annex. • The site is located within a residential area with the presence of mature trees and gardens nearby. • The proposed plans show the current height of the garage is to remain the same and alterations will occur internally with the addition of skylights in the roof. • Therefore, the proposed development is likely to have minimal impact on ecology and no ecological surveys are required. • I have no objection.		
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:		
•		
FURTHER INFORMATION REQUIRED:		
•		

AMENDMENTS RECOMMENDED:
•
RECOMMENDED CONDITIONS TO BE APPLIED:
•
RECOMMENDED INFORMATIVES TO BE APPLIED:
•
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
•
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
•

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.

