



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00314/REM
ADDRESS	44 Ratby Lane Markfield Leicestershire LE67 9RJ
DESCRIPTION OF DEVELOPMENT	Approval of reserved matters (appearance, layout and landscaping) of outline planning permission 24/00240/OUT for the erection of a single dwelling.
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	16/04/2025
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">• Site Plan• Site Location• Hard and Soft Landscaping• Design & Access Statement• Proposed Elevations	
REASON FOR RECOMMENDATION PROVIDED:	
<ul style="list-style-type: none">• Bird Boxes – A single bird box: Vivara Pro WoodStone House Sparrow Nest Box - Double Chamber has been submitted with the plans (Proposed Elevations 003). The make/model, height and position are acceptable therefore, no objections.	
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	
<ul style="list-style-type: none">• N/A	
FURTHER INFORMATION REQUIRED:	
<ul style="list-style-type: none">• N/A	

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.

OFFICIAL