

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Blaby District Council	
APPLICATION NUMBER	24/0164/OUT	
ADDRESS	25 Billington Road East Elmesthorpe Leicestershire LE9 7SB	
DESCRIPTION OF DEVELOPMENT	Outline application for residential development of one dwelling (access only) with all other matters (relating to appearance, landscaping, scale and layout) reserved	
PLANNING CASE OFFICER	Tom White	
DEPARTMENT	ECOLOGY	
PLANNING ECOLOGY OFFICER	Dale Devereaux	
DATE OF COMMENTS	27/02/2024	
SUMMARY RESPONSE:		
No comment		
No objection		
Refusal		
Further information required		✓
Condition recommended		
Informative recommended		
REASON FOR RECOMMENDATION PROVIDED:		
<ul style="list-style-type: none"> • The out-building to be demolished has timber cladding which has potential to provide suitable roosting features for bats and is located in an area of good foraging and commuting habitat. Therefore, a Preliminary Roost Assessment (PRA) will be required. This will need to be carried out by a suitably licenced ecologist and can take place at any time of year. • As the proposed development is located in an existing garden and primarily on hard standing, no other ecology surveys will be required. • 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. 		

<ul style="list-style-type: none"> The NPPF requires applications to demonstrate measurable biodiversity net gain. Given the scale for the proposed development and the fact that it is within a managed garden, this can be demonstrated in the landscape plan and elevations at the reserved matters stage. Net gain could be achieved by the inclusion of integrated bat and bird boxes to the final design, as well as native planting where appropriate. This can be informed by the ecologist carrying out the PRA.
BIODIVERSITY NET GAIN (BNG) specific comments:
<ul style="list-style-type: none"> N/A
FURTHER INFORMATION REQUIRED:
<ul style="list-style-type: none"> Preliminary Roost Assessment (PRA) of outbuilding to be demolished. Required prior to determination. Biodiversity enhancements to be informed by ecologist carrying out PRA, and included in landscape plan and elevations at Reserved Matters stage.
AMENDMENTS RECOMMENDED:
<ul style="list-style-type: none"> N/A
DOCUMENTS REVIEWED:
<p>LCC Ecology has reviewed (to be deleted as appropriate):</p> <ul style="list-style-type: none"> Aerial photography Species and habitat data Applicant submitted information: Site Photos, Existing and Proposed Site Elevations, Site Location Plan, Proposed Layouts
RECOMMENDED CONDITIONS TO BE APPLIED:
<ul style="list-style-type: none"> N/A
RECOMMENDED INFORMATIVES TO BE APPLIED:
<ul style="list-style-type: none"> N/A
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
<ul style="list-style-type: none"> N/A
DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)
<ul style="list-style-type: none"> 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
--------------------	-----------

NPPF Dec 2023	Paras 8, 180, 181, 185, 186, 187, 188
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan policy reference: Policy NE3 of the Warwick District Local Plan (applies for WDC delete if not appropriate)
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.