

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00220/HOU	
ADDRESS	21 Manor Close Burbage Hinckley Leicestershire LE10 2NL	
DESCRIPTION OF DEVELOPMENT	Two storey side extension, partially over existing garage with balcony to rear first floor bedroom and single storey rear extension.	
PLANNING CASE OFFICER	Sullevan Archer	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	16 September 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Internal /External Bat Survey - Stefan Bodner (Aug 2025) • Proposed Elevations - Dwg No. Stokes-020 - Rev E (Aug 2025)		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		✓
Recommend Refusal		
Holding Objection - Further information required		
REASON FOR RECOMMENDATION:		
• The Internal/External Roost Assessment (PRA) carried out by Stefen Bodnar (Aug 2025) states the building has 'negligible' bat roost potential and no evidence was found to indicate the presence of bats. Upon reviewing the survey and photographs of the current dwelling, it appears to be in good condition with no gaps in the eaves, tiles, roofing or brickwork. • Therefore, it is agreed no further bat surveys are required. • Additionally, biodiversity enhancements in the form of a bat brick and bird box have been included on the revised plans. The enhancements are acceptable and therefore, all works are to proceed strictly in accordance with the Proposed Elevations - Dwg No. Stokes-020 - Rev E (Aug 2025). • Given the presence of what appears to be a pond immediately to the rear, please see the below recommended informative.		
ANY RECOMMENDED CONDITIONS TO BE APPLIED:		
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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
The proposed development has a small footprint and is to take place on existing hardstanding and within a managed garden area. Nevertheless, there appears to be a small pond immediately to the rear of the property. Therefore, there is a small possibility that a newt, or small numbers of Great Crested Newts (GCN) could be present on the site. Great Crested Newts are a species fully protected by law. Therefore, the applicant should exercise due care during implementation of the proposed development, ensuring that all contractors are aware of the possibility of finding great crested newts, and stored materials are carefully removed by hand. Work should cease if a great crested newt is found, and advice from a licensed ecologist should be sought.
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)

Note for applicants: Please be aware that this advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council Ecology Team. Its purpose is to discharge the legal duties of the determining authority under The Local Authorities (Functions and Responsibilities) Regulations (2000), Regulations 4.

If you have any queries about the content, 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 to the determining authority.

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.

