

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	2024/00906/HOU	
ADDRESS	209 Leicester Road Field Head Markfield Leicestershire LE67 9RF	
DESCRIPTION OF DEVELOPMENT	Single storey front addition to garage and two storey rear addition (Re-submission of 24/00324/HOU)	
PLANNING CASE OFFICER	Richard Wright	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	22/10/2024	
SUMMARY RESPONSE:		
No comment		
No objection		
Recommend Refusal		
Holding Objection - Further information required		✓
Condition recommended		
Informative recommended		
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:		
N/A		
REASON FOR RECOMMENDATION PROVIDED:		
- The proposed development consists of a two-story rear extension, single story front extension and the addition of a pitched roof on the connected garage. The development is sited in close proximity to nearby countryside and has good habitat connectivity, due to surrounding hedgerows and mature trees. Therefore, this habitat could provide suitable foraging and good connectivity routes for bats. - Presently, there is not enough information provided to know the impacts of the works on the roof line, guttering or any features at the rear of the existing dwelling. - Therefore, the submission of a Preliminary Roost Assessment (PRA) will be required on the existing buildings prior to commencement. The survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year. - The PRA should include photographs, internal and external, of potential roost features (PRF) on the garage and rear of the building, to make further considerations.		

• There doesn't seem to be a submission of the proposed plans for the side, rear and front of the dwelling to support the re-submission. Therefore, these would also need to be supplied. • I have a holding objection until the above is supplied.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
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FURTHER INFORMATION REQUIRED:
• Submission of a Preliminary Roost Assessment (PRA) is required on the existing garage and dwelling, including appropriate photographs. • Submission of the side, rear and front proposed plans.
AMENDMENTS RECOMMENDED:
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RECOMMENDED CONDITIONS TO BE APPLIED:
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RECOMMENDED INFORMATIVES TO BE APPLIED:
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RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
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DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
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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	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include

the protection of species and habitats	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.
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