

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00126/HOU
ADDRESS	Coalbourne Cottage Whitwick Road Copt Oak Markfield Leicestershire LE67 9QB
DESCRIPTION OF DEVELOPMENT	Single storey side extension, two storey rear extension and outbuilding
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	09/06/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
- Updated Phase 1 Bat and Nesting Bird Survey – Ridgeway Ecology (Portal date: May 2025) - Amended Proposed Outbuilding and Site Plan – Drawing 200 - Revision A - Amended Proposed Floorplans and Elevations – Drawing 201 – Revision A	
REASON FOR RECOMMENDATION PROVIDED:	
- The updated survey carried out by Ridgeway Ecology (March 2025), this appears to be similar to the previous survey with one alteration, the addition of Figure 2: Location of identified bat roosts. This is helpful with highlighting the roosts within the main dwelling and the proximity to the proposed works. - The proposed works have also been revised (Drawing 200 - Revision A, Drawing 201 – Revision A) and appear to show the proposed two storey side extension has been removed. Therefore, the impact on the existing dwelling and potential roost features is reduced given this change. - The only remaining works to the existing dwelling is the attached orangery, this is a single storey extension will no direct impact to the roof or the roof line. Therefore, given the additional image showing the location of the roosts, which is not in close proximity of the build and the nature of the proposed remaining works, no further surveying is required on	

the main dwelling. However, it is worth noting if any future proposed works were to impact the tiles, roof void or roof line, further surveying would be required. • To ensure that the bats are not affected by the proposed works and during the construction, a CEMP is required. Please see the below condition. This considers the recommendations stated within Section 5 of the report. • Nevertheless, it appears the demolition of the detached outbuilding is to still take place. Therefore, our previous comments regarding the outbuilding remain the same. - The outbuilding was found to be classified as being of moderate roost potential given the presence of potential roost features including openings under the tiles, leading to an inaccessible cavity underneath and potentially the enclosed roof void. Therefore, to determine whether bats are roosting in the inaccessible areas, at least two emergence surveys are required. • The survey should be in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023), highlighted in Table 7.2 of the Good Practice Guidelines. Please see previous comments in relation to this. • The survey should assess the potential impacts of proposed works to the outbuilding and should also include recommendations to inform any enhancements or mitigation that might be necessary as a result of the survey, designed in line with Natural England's & CIEEMs Bat Mitigation Guidelines. Any recommendations will need to be incorporated into the submitted plans. • This should also advise bat and any bird box enhancements. • I have a holding objection until the above is supplied. The bat emergence survey should be submitted and approved by the LPA prior to determination.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
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FURTHER INFORMATION REQUIRED:
• At least two bat emergence surveys to be carried out on the outbuilding, in line with the good practice guidelines, and should also include recommendations to inform any enhancements or mitigation that might be necessary. • Construction Environment Management Plan
AMENDMENTS RECOMMENDED:
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RECOMMENDED CONDITIONS TO BE APPLIED:
• No development shall take place until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details: a. Identification of potentially damaging construction activities b. practical measures and sensitive working practices to avoid or reduce impacts during construction on bats c. timing of destructive work to avoid those periods when bats are most vulnerable (e.g. between 15th April and 15th September when maternity colonies may be present and between 1st December and 1st March when bats may be hibernating). d. responsible persons for overseeing sensitive works e. A lighting scheme across the whole site that takes bats into account. For example, the provision of low-level lights with UV filters and directional shrouding/shields to prevent unnecessary light spill above the top of the ground floor level and the avoidance of floodlighting unless it is on a short timer.

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA.
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.

