

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00258/HOU
ADDRESS	Brook Cottage Newton Lane Odstone Nuneaton Leicestershire CV13 0QT
DESCRIPTION OF DEVELOPMENT	Two storey rear extension and installation of new gates
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	10 November 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
Potential Roost Assessment - Wildlife Consultant LTD (Oct 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 Preliminary Roost Assessment (PRA) carried out by Robert Davies (October 2025) has been reviewed. - It is noted that a data search was not completed as part of the desk survey. However, the survey found no evidence of protected species were present and given the negligible suitability for roosting bats, no further surveys are required. - Sensitive lighting measures are outlined with Section 4 of the report, alongside further recommendations within the results section. These measures are appropriate and are required to be adhered to. - In line with the NPPF, the application must demonstrate measurable net gains for biodiversity. The installation of a bat box enhancement is therefore supported as a suitable to satisfy this. It is recommended that an integrated bat box be incorporated within the new development, positioned close to the eaves and away from artificial lighting. Please see the below condition.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	

No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least 1 woodcrete/integrated bat box and at least 1 bee brick. Any enhancement measures need to be shown on all relevant submitted plans including the make/model and their locations. All works are to proceed strictly in accordance with the approved scheme.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
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.

