

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00217/HOU
ADDRESS	Woodside Little Lane Desford Leicester Leicestershire LE9 9GP
DESCRIPTION OF DEVELOPMENT	Single storey front, side and rear extensions, oak framed porch and hip to gable loft conversion with rear dormer and detached double oak framed garage
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	22 July 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
- Proposed plans and elevations – Drawing No. PD005 – A (June 2025) - Existing plans – Drawing No. SD001 (February 2025) - Arboricultural Survey - Severn Arboricultural Consultancy (May 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 proposed works consist of extensive alterations to the roof to accommodate a front side and rear extension, and a garage. Alongside the removal of trees T1 and T3. - The revised plans haven't significantly changed from previous plans and no ecological surveys have been submitted. Therefore, our comments (dated 08/04/2025) remain the same. - However, trees are also due to be removed onsite. The arboricultural survey carried out by Severn Arboricultural Consultancy (May 2025) states T1 has ivy clad covering and therefore has the potential to provide suitable roosting for bats. - Therefore, the submission of a Preliminary Roost Assessment (PRA) will be required on the existing dwelling and tree T1 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 the potential roost features (PRF) and preferably any PRF locations highlighted on an aerial map for reference.	

- This survey should also include recommendations to inform any ecological enhancements that might be necessary as a result of the survey. - We have a holding objection until this is supplied. This planning application should not be determined without the protected species' information being received. - Overview: Submission of a Preliminary Roost Assessment (PRA) is required on the existing dwelling and tree T1 in order to make further considerations.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
- Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person. - All planting should be composed of native species.	
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:	
(Please confirm which condition(s) is/are being discharged)	
BIODIVERSITY NET GAIN (BNG) SECTION	
HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):	
Confirmation that development is subject to statutory biodiversity gain condition	Y/N
Pre-development Habitat Plan of existing onsite habitat (to scale)	Y/N
Pre-development Habitat Value (on date of application or earlier)	Y/N
Completed Metric Calculation Tool	Y/N
Statement of Habitat Degradation where present (with dates and details)	Y/N
Reason for proposing an earlier date if applicable (ie. degradation)	Y/N
Description of Irreplaceable Habitat where present	Y/N
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	Y/N
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y/N
ON-SITE AND OFF-SITE PROPOSALS PRESENT:	
These should be secured and monitored for 30 years	
Applicant-owned <u>significant onsite</u> BNG is proposed	Y/N
Off-site BNG is proposed (eg. BNG units provided to achieve 10% BNG uplift either on applicant-owned land, purchased units or statutory credits)	Y/N
PLEASE NOTE: this is indicative only , confirmed at Biodiversity Gain Plan condition stage	
TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED: (using the current government definition ¹)	
Medium or High Distinctiveness	Y/N

¹ <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements>

Large number of units at Low Distinctiveness	Y/N
Significant increase in Distinctiveness, Condition or Area	Y/N

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.

