

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:
ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00521/HOU	
ADDRESS	The Paddock Brockey Farm Kirkby Road Barwell Leicester Leicestershire LE9 8FT	
DESCRIPTION OF DEVELOPMENT	Erection of a single storey side and rear extension and front porch	
PLANNING CASE OFFICER	Sophie Iliffe	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	24/06/2025	
SUMMARY RESPONSE:		
No comment		
No objection		
Recommend Refusal		
Holding Objection - Further information required		✓
Condition recommended		
Informative recommended		
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:		
<ul style="list-style-type: none"> Existing and Proposed Plans - AVD-892-KRB-PL02, AVD-892-KRB-PL02 (June 2025) 		
REASON FOR RECOMMENDATION PROVIDED:		
<ul style="list-style-type: none"> The proposed development comprises of the demolition of the existing outbuilding to be replaced by a single storey rear and side extension. Surrounding the site is significant open space and mature trees leading out into the wider agricultural habitat, providing suitable foraging habitat and good connectivity routes for bats. Although the works affect only a small section of the existing dwelling, the existing outbuilding is to be demolished. Therefore, affecting the roof, possible roof void and roof tiles of the outbuilding which provide potential access and suitability for roosting bats. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls. Therefore, considering the nature of the works and the surrounding suitable habitat, the submission of a Preliminary Roost Assessment (PRA) will be required on the existing dwelling and outbuilding 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. 		

BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
•
FURTHER INFORMATION REQUIRED:
• Submission of a Preliminary Roost Assessment (PRA) is required on the existing dwelling and outbuilding in order to make further considerations.
AMENDMENTS RECOMMENDED:
•
RECOMMENDED CONDITIONS TO BE APPLIED:
•
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.

