

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00527/HOU	
ADDRESS	64 Priesthills Road Hinckley Leicestershire LE10 1AL	
DESCRIPTION OF DEVELOPMENT	Two storey front and side with single storey rear and side extensions with internal alterations and raised ridge loft conversion	
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"> Applicant submitted information: Existing and Proposed Site Elevations 25103-01F, 25103-02F (May 2025) 		
REASON FOR RECOMMENDATION PROVIDED:		
<ul style="list-style-type: none"> The proposed works consist of a two-storey front and side extension replacing the current catslide roof, and a loft conversion. Sited within an urbanised area with good habitat connectivity leading out to the nearby Local Wildlife Site (LWS), towards the rear of the dwelling. Therefore, providing good habitat connectivity and foraging habitat for bats. The proposed extension involves significant alterations to the existing roof, roofline, loft space, soffits and tiles 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, the submission of a Preliminary Roost Assessment (PRA) will be required on the existing dwelling prior to commencement. The survey will need to be carried out by a 		

<p>suitably licenced ecologist and can be carried out at any time of year. The PRA should include internal and external photographs of the existing dwelling.</p> <ul style="list-style-type: none"> • Additionally, the site is located within a 'Swift Alert' zone as it is within 250m of recorded nest sites. Swifts are a declining species, and a priority species in our Local Biodiversity Action Plan. Therefore, we request the PRA to include any potential opportunities for an integrated swift nest box on the new elevation. • The survey should assess the potential impacts of proposed works and should also include recommendations to inform any enhancements 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. • 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:
<ul style="list-style-type: none"> • Submission of a Preliminary Roost Assessment (PRA) is required on the existing dwelling in order to make further considerations. This should also scope in any potential opportunities for bat and bird enhancements.
AMENDMENTS RECOMMENDED:
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RECOMMENDED CONDITIONS TO BE APPLIED:
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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)
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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 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.

