

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, 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	01 September 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
<ul style="list-style-type: none"> • Preliminary Roost Assessment – Arbtech (Aug 2025) 		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		
Recommend Refusal		
Holding Objection - Further information required		✓
REASON FOR RECOMMENDATION:		
<ul style="list-style-type: none"> • The Preliminary Roost Assessment (PRA) carried out by Arbtech (August 2025) identified potential roosting features (PRFs) within the existing building, including space under the external tiles suitable for crevice dwelling bats. • The existing dwelling was both found to be classified as being of low roost suitability. Further surveys would be required to considering the presence of potential roost features. • Therefore, to assess for presence or absence of bats in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023), at least one bat emergence surveys is required to be carried out on the existing building. Such surveys must be completed during the optimum activity season (01 May – 31 August). • This survey should also include recommendations to inform any mitigation that might be necessary as a result of the survey, designed in line with Natural England’s & CIEEMs Bat Mitigation Guidelines. • We have a holding objection until the above is supplied. This planning application should not be determined without the protected species’ information being received. 		

ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
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IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)	
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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 significant onsite 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) PLEASE NOTE: this is indicative only , confirmed at Biodiversity Gain Plan condition stage	Y/N
TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED: (using the current government definition ¹)	
Medium or High Distinctiveness	Y/N
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

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

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.

