

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00872/FUL
ADDRESS	83A Mount Road Hinckley Leicestershire LE10 1AE
DESCRIPTION OF DEVELOPMENT	Change of use from light industrial unit (Class B1) to two dwelling houses (Class C3)
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	06 July 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Roost Assessment - Eco 360 (May 2026) • Bat Emergence Survey Report - Eco 360 (June 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
• Revised plans have been submitted and reviewed, showing minor alterations. The Preliminary Roost Assessment and Bat Emergence Report have been reviewed. • The dwelling was assessed as having low roosting suitability and a subsequent emergence survey was carried out. This identified commuting bats but no bats emerging from the outbuilding. On this basis, no further ecological surveys are required. • Enhancements - The National Planning Policy Framework (NPPF) requires applications to demonstrate measurable net gains for biodiversity, such as bat and bird boxes. • The positioning of the enhancements must consider species specific requirements (e.g., bat boxes installed at least 4 m above ground, bird boxes at least 2 m) and be positioned away from artificial lighting, including windows, with an unobstructed flight path. Integrated features are preferred wherever possible and must be on-site. Suitable enhancements have been recommended within Section 0.5 of the Bat Emergence Report. • To secure this, details of all ecological enhancements, including their type (make/model)	

and location, should be clearly shown on an elevation plan. This can be submitted prior to determination.
Alternatively, the following condition is recommended.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
No development shall take place until a biodiversity enhancement plan has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one woodcrete/integrated bird box and woodcrete/integrated bat box with the makes/models and their locations. Any enhancement measures need to be shown on all relevant submitted plans. 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.

