

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00421/FUL	
ADDRESS	Pretty Oak Farm Upton Lane Stoke Golding Leicestershire	
DESCRIPTION OF DEVELOPMENT	Erection of a single dwellinghouse	
PLANNING CASE OFFICER	Matt Jedruch	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Richard Kelly	
DATE OF COMMENTS	28/05/2025	
SUMMARY RESPONSE:		
No comment		
No objection		✓
Recommend Refusal		
Holding Objection - Further information required		
Condition recommended		✓
Informative recommended		✓
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:		
• Site Location Plan • Preliminary Ecological Appraisal (Three Shires Ltd, July 2024) • Biodiversity Net Gain Exemption (Three Shires Ltd, July 2024) • Design, Access & Planning Statement • Proposed Elevations • Proposed Site Plan • Application Form		
REASON FOR RECOMMENDATION PROVIDED:		
• A Preliminary Ecological Appraisal by Three Shires Ltd completed in July 2024 has been submitted with the application which is accepted and key points outlined below. • Bats – No evidence of bats was found on the inside of any of the buildings and all buildings were considered to be of negligible potential for roosting bats due to lack of suitable roosting features. No further surveys are required. • The hedgerow located to the north provides connectivity to the surrounding landscape and could provide good foraging and commuting for bats. It is therefore recommended		

that a sensitive lighting scheme is incorporated within the development to avoid disturbance to foraging and commuting bats. Please see recommended Conditions. • Birds – the off-site hedgerow to the north provide suitable habitat for nesting birds and a female house sparrow (<i>Passer domesticus</i>) was observed entering a hole between the roof and wall of barn 1. It is recommended that demolition or vegetation trimming is done outside of the bird nesting season which runs from March to August inclusive. If this is not possible then nesting bird check will be required, no later than 24 hours prior to removal. Please see recommended Informatives. • GCN – there was no terrestrial habitat to support GCN on site as it consists of hard standing however, the off-site hedgerow base could potentially provide a commuting corridor. The chances of GCN or other amphibians being present on site is considered negligible and no further surveys are required.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
• It is accepted that mandatory BNG does not apply as the application site meets the criteria for de minimis exemption under 25 square meters of habitat will be lost. Habitats on site consists of hard standing.
FURTHER INFORMATION REQUIRED:
• N/A
AMENDMENTS RECOMMENDED:
• N/A
RECOMMENDED CONDITIONS TO BE APPLIED:
• External Lighting - No external lighting shall be installed on the site until details (including luminance levels and measures to minimise light spillage) have been submitted to and approved in writing by the Local Planning Authority. External lighting shall only be installed in accordance with the approved details and shall not be replaced with any alternative lighting without the prior permission in writing of the Local Planning Authority.
RECOMMENDED INFORMATIVES TO BE APPLIED:
• Nesting Birds - Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration or vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
• N/A
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
• N/A

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.

