

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00278/HOU (Re-consultation)
ADDRESS	67 Sapcote Road Burbage Hinckley Leicestershire LE10 2AS
DESCRIPTION OF DEVELOPMENT	Two/single storey rear extension
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Olivia Larter
DATE OF COMMENTS	6 August 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
PRA of single storey extension IAW plan 25.10.04B (Boreal Tree Care & Environmental Management, June 2025)	
SUMMARY RECOMMENDATION:	
No comment	☐
No objection (for recommended conditions or informatives- see below)	☒
Recommend Refusal	☐
Holding Objection - Further information required	☐
REASON FOR RECOMMENDATION:	
- We have reviewed the Preliminary Roost Assessment (PRA) report (Boreal Tree Care & Environmental Management, June 2025) supplied by the applicant and we are now satisfied that there is sufficient information available for determination of this application. Protected and Priority Species - The development proposals involve the demolition of an existing garage and conservatory to facilitate an extension to the main residential property. - The PRA submitted assessed the garage, conservatory and main building as offering negligible suitability for roosting bats and no evidence of roosting bats was recorded during the survey. - This provides certainty for the LPA of the likely impacts on bats and with appropriate mitigation measures secured, the development can be made acceptable. - However, since the wider landscape offers suitability for foraging and commuting bats, we recommend that the mitigation measures identified in the PRA report (Boreal Tree Care & Environmental Management, June 2025) including consideration of the timing of the works and ensuring disturbance to adjacent habitats is minimised should be secured by a	

condition of any consent and implemented in full to minimise any residual risk to bats during construction. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality. Additional Comments – Biodiversity Net Gain (BNG) - With regard to mandatory biodiversity net gains, it is highlighted that we have reviewed the submitted application form. Applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. - We are satisfied that the submitted documents provide sufficient information that the development meets the Householder exemption. As a result, we are satisfied that the development is exempt from the statutory requirement of mandatory biodiversity net gains. - However, reasonable biodiversity enhancement measures should be detailed within a separate Biodiversity Enhancement Strategy and secured by a condition of any consent. This is necessary to provide net gains for Priority and threatened species in line with paragraph 187d of the NPPF.
ANY RECOMMENDED CONDITIONS TO BE APPLIED: 1. ACTION REQUIRED IN ACCORDANCE WITH PRELIMINARY ROOST ASSESSMENT RECOMMENDATIONS <i>“All mitigation measures and/or works shall be carried out in accordance with the details contained in the PRA of single storey extension IAW plan 25.10.04B (Boreal Tree Care & Environmental Management, June 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.”</i> Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended). 2. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT <i>“A Biodiversity Enhancement Layout for biodiversity enhancements listed shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:</i> <i>a) detailed designs or product descriptions for biodiversity enhancements; and</i> <i>b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.</i> <i>The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.”</i> Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).
ANY RECOMMENDED INFORMATIVES TO BE APPLIED: N/A
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged) N/A
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	Exempt
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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.