

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00270/FUL
ADDRESS	52 Greenmoor Road Burbage Hinckley Leicestershire LE10 2LT
DESCRIPTION OF DEVELOPMENT	Demolition of the existing bungalow and replacement self-build dormer bungalow with a new dropped kerb
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	05 May 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Bat Roost Appraisal - Martin Ecology (December 2025) • Existing and Proposed Plans – Dwg No. 03 Rev A (Feb 2026) • BNG Planning Statement (March 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
• The proposed works consist of the demolition of the existing bungalow and rear garage to build a replacement dormer bungalow and the addition of a driveway. • The Preliminary Bat Roost Appraisal (Martin Ecology, December 2025) was completed in support of a previous application and remains in date. This identified the dwelling to be of negligible roost potential. The building was reported to be in good condition with no evidence of suitable bat roosting features. • Given the good condition of the building and the absence of suitable roosting features, further surveys are not required and we have no objection. • We note that the proposed works also impact the rear single storey garage. Given the presence of mature gardens and tree lines in the surrounding area, which provide good habitat connectivity, it is recommended that the following informative is attached to any planning permission.	

- Regarding Biodiversity Net Gain (BNG), the proposal is described as a self-build and therefore exempt from BNG. - Nevertheless, the NPPF requires all applications to demonstrate measurable net gains for biodiversity. These biodiversity enhancement measures include the installation of at least one integrated/woodcrete bird box. Enhancements should be located close to the eaves and with a clear approach. In order to satisfy this, any enhancements should be detailed on an elevation plan, including the make/model and location. As such, the following condition is recommended. - Alternatively, these alterations can be applied to the plans and submitted prior to determination.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
No development shall take place until a biodiversity enhancement scheme 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, specifying the make/model 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:
The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. 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.
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.

