
From: planning.ecology@planning.leics.gov.uk
Sent: 15 April 2025 13:45
To: richard.wright@hinckley-bosworth.gov.uk; Planning Folder New
Subject: Response To Application Number 25/00035/HOU at 18 Jubilee Drive Earl Shilton
Leicester Leicestershire LE9 7JF
Attachments: Response_2025-0035-04-R1.pdf
Categories: Yasmin, Karen

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00035/HOU	
ADDRESS	18 Jubilee Drive Earl Shilton Leicester Leicestershire LE9 7JF	
DESCRIPTION OF DEVELOPMENT	Two storey rear extension	
PLANNING CASE OFFICER	Richard Wright	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	15/04/2025	
SUMMARY RESPONSE:		
No comment		
No objection		✓
Recommend Refusal		
Holding Objection - Further information required		
Condition recommended		
Informative recommended		
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:		
The Preliminary Roost Assessment (PRA) - Stefen Bodnar (March 2025)		
REASON FOR RECOMMENDATION PROVIDED:		
- The Preliminary Roost Assessment (PRA) carried out by Stefen Bodnar (March 2025) states the building has negligible bat roost potential and no evidence was found to indicate the presence of bats. - Therefore, no further bat surveys are required, and we have no objection. - The site falls within a Swift Alert area. However, the proposed development does not allow opportunities for swift boxes to be incorporated into the development.		
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:		
FURTHER INFORMATION REQUIRED:		
AMENDMENTS RECOMMENDED:		

RECOMMENDED CONDITIONS TO BE APPLIED:
•
RECOMMENDED INFORMATIVES TO BE APPLIED:
•
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
•
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
•

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.

