

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00315/HOU
ADDRESS	4 Wood Lane Norton Juxta Twycross Atherstone Leicestershire CV9 3QB
DESCRIPTION OF DEVELOPMENT	Single storey side extension, new canopy over front entrance, new ancillary outbuilding and associated works.
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	23/04/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
Applicant submitted information: Proposed elevations, existing site plan, existing elevations and floor plans.	
REASON FOR RECOMMENDATION PROVIDED:	
- The proposed works consist of a large single storey extension, new canopy over a new front entrance, pitched roof windows installed at the rear, ancillary building and landscape works. - It is sited within an area surrounded by agricultural land and good habitat connectivity. As such, this habitat could provide suitable foraging and good connectivity routes for bats. 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. - Therefore, given the nature of the works, alterations to the roof and most likely the roof void, submission of a Preliminary Roost Assessment (PRA) will be required on the existing dwelling. The survey will need to include an internal and external inspection and should be carried out by a suitably licenced ecologist. This can be carried out at any time of year.	

• There appears to be an existing outbuilding on the existing site plan. If this is correct, any buildings which are due to be affected by the works, this includes any demolition, will also need to be scoped into the survey. • I have a holding objection until this information is provided. The survey should be submitted and approved by the LPA prior to determination. • It is worth noting, all new planting should be composed of native species.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
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FURTHER INFORMATION REQUIRED:
• Submission of a Preliminary Roost Assessment (PRA) is required on the existing dwelling and any other buildings which are being affected by the works, in order to make further considerations.
AMENDMENTS RECOMMENDED:
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RECOMMENDED CONDITIONS TO BE APPLIED:
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RECOMMENDED INFORMATIVES TO BE APPLIED:
•
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
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DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
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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.
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