

**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>COUNTY, DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council	
<b>APPLICATION NUMBER</b>	25/00730/HOU	
<b>ADDRESS</b>	White Rose Barn Lount Road Osbaston Nuneaton Leicestershire CV13 0HR	
<b>DESCRIPTION OF DEVELOPMENT</b>	Two storey front extension, reconfigured entrance, installation of solar panels and erection of detached timber carport	
<b>PLANNING CASE OFFICER</b>	Gwion Russell	
<b>DEPARTMENT</b>	Ecology	
<b>PLANNING ECOLOGY OFFICER</b>	Jemma Bett	
<b>DATE OF COMMENTS</b>	21 August 2025	
<b>ECOLOGICAL DOCUMENTS REVIEWED:</b>		
<ul style="list-style-type: none"> <li>• Existing Plans – Dwg No. 00 (May 2025)</li> <li>• Proposed Plans / Scheme 1 – Dwg No. 01C (July 2025)</li> <li>• Garage Plans – Dwg No. 34564 (July 2025)</li> </ul>		
<b>SUMMARY RECOMMENDATION:</b>		
<b>No comment</b>		
<b>No objection (for recommended conditions or informatives- see below)</b>		
<b>Recommend Refusal</b>		
<b>Holding Objection - Further information required</b>		✓
<b>REASON FOR RECOMMENDATION:</b>		
<ul style="list-style-type: none"> <li>• The proposed works consist of a two-storey front extension, alterations to the entrance, installation of solar panels and erection of detached timber carport.</li> <li>• The site appears to be surrounded by significant open space, mature trees, agricultural land and a nearby pond. Therefore, provides suitable foraging and good connectivity routes for bats.</li> <li>• The proposed works appear to tie into the existing roof, roof void, roof tiles, roofline and soffits of the existing dwelling. The current internal area and roof structure of the existing dwelling and garage may provide access and suitability for roosting bats. It is worth noting, 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.</li> <li>• Therefore, given the nature of the works the submission of a Preliminary Roost Assessment (PRA) will be required on the existing dwelling prior to commencement. The</li> </ul>		

<p>survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year.</p> <ul style="list-style-type: none"> <li>• The PRA should include photographs, internal and external of the potential roost features (PRF) and their locations clearly identified.</li> <li>• We have a holding objection until this information is provided.</li> </ul>	
<b>ANY RECOMMENDED CONDITIONS TO BE APPLIED:</b>	
•	
<b>ANY RECOMMENDED INFORMATIVES TO BE APPLIED:</b>	
•	
<b>IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:</b> (Please confirm which condition(s) is/are being discharged)	
•	
<b>BIODIVERSITY NET GAIN (BNG) SECTION</b>	
<b>HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):</b>	
Confirmation that development is subject to statutory biodiversity gain condition	Y/N
Pre-development Habitat Plan of existing onsite habitat (to scale)	Y/N
Pre-development Habitat Value (on date of application or earlier)	Y/N
Completed Metric Calculation Tool	Y/N
Statement of Habitat Degradation where present (with dates and details)	Y/N
Reason for proposing an earlier date if applicable (ie. degradation)	Y/N
Description of Irreplaceable Habitat where present	Y/N
<b>SMALL SITES METRIC ONLY:</b> "Competent person" information (ie. qualifications, skills, experience)	Y/N
<b>BNG METRIC INFORMATION missing or incorrect:</b>	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y/N
<b>ON-SITE AND OFF-SITE PROPOSALS PRESENT:</b> <b>These should be secured and monitored for 30 years</b>	
Applicant-owned <b>significant onsite</b> BNG is proposed	Y/N
<b>Off-site BNG is proposed</b> (eg. BNG units provided to achieve 10% BNG uplift either on applicant-owned land, purchased units or statutory credits) <b>PLEASE NOTE:</b> this is <b>indicative only</b> , confirmed at Biodiversity Gain Plan condition stage	Y/N
<b>TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED:</b> (using the current government definition <sup>1</sup> )	
Medium or High Distinctiveness	Y/N
Large number of units at Low Distinctiveness	Y/N
Significant increase in Distinctiveness, Condition or Area	Y/N

**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**

<sup>1</sup> <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements>

**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:**

<b>Legislation source</b>	<b>Reference</b>
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.

