

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	23/01091/HOU
ADDRESS	2 Kennels Cottages From Ashby Road B4116 To Gopsall Estate Via Kennel Cottages Gopsall Twycross Atherstone Leicestershire CV9 3QJ
DESCRIPTION OF DEVELOPMENT	Two storey front extension, first floor side extension and alterations to dwelling
PLANNING CASE OFFICER	Richard Wright
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	13/12/2024
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	✓
Informative recommended	✓
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
- Bat emergence survey report – 03.12.2024 - Proposed plans and elevations - Superseded bat survey report – 15.08.2024	
REASON FOR RECOMMENDATION PROVIDED:	
- The altered proposed plans have been viewed and changes consist of a stand-alone garage. - The Bat Emergence Survey Report produced by Christopher Smith (December 2024) is acceptable and found two bat day roosts within the dwelling. One brown long-eared bat which emerged from the ridge, and one common pipistrelle roost located on the eastern gable. - Therefore, our previous comments from the 23.08.2024 still stand. A European Protected Species Licence will be required to make the proposed development lawful. The below condition and informative should be attached to any permission. - The survey also states mitigation for bats in the form of a bat access slate conjoined to a bat loft within the garage, ridge tile access and two bat boxes. Therefore, updated plans	

are required to demonstrate the position of the bat loft and the bat access slate, as well as the two bat boxes. Appropriate locations and examples have been provided within the report. • Therefore, I have a holding objection until the updated plans are provided.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
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FURTHER INFORMATION REQUIRED:
• Updated, to scale, plans are required to demonstrate the location of the bat mitigations stated on pages 11-17 within the Bat Emergence Survey Report (December 2024).
AMENDMENTS RECOMMENDED:
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RECOMMENDED CONDITIONS TO BE APPLIED:
• No demolition or development shall take place until a Method Statement for bat mitigation has been submitted to and approved in writing by the LPA. All works are to proceed strictly in accordance with the approved Method Statement stated within the report.
RECOMMENDED INFORMATIVES TO BE APPLIED:
• This development will require a European Protected Species licence to make it lawful. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.
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.

