

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	24/00488/HOU
ADDRESS	Kirkby Old Parks Farm Kirkby Lane Newbold Verdon Leicester Leicestershire LE9 9LN
DESCRIPTION OF DEVELOPMENT	Two-storey side extension, creation of balcony, demolition and replacement of ancillary outbuilding and construction of a double garage.
PLANNING CASE OFFICER	Richard Wright
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Dale Devereaux
DATE OF COMMENTS	13/0
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	
Condition recommended	
Informative recommended	
REASON FOR RECOMMENDATION PROVIDED:	
• The site is located in a rural area, with mature trees and hedgerows providing good habitat connectivity to nearby woodland blocks. • This provides good habitat for foraging and commuting bats. • Farmhouses and outbuildings of brick and tile construction in these locations often provide suitable roosting habitat for bats. • I would normally request bat surveys on a property such as this, but as this application is retrospective this is obviously not applicable. • As such, a minimum of 2 bat boxes should be installed in suitable locations, in order to replace any bat roosting features lost by the development. • Suitable locations are highlighted below. • The below Condition should be attached to any permission.	

	
BIODIVERSITY NET GAIN (BNG) specific comments:	
N/A	
FURTHER INFORMATION REQUIRED:	
N/A	
AMENDMENTS RECOMMENDED:	
N/A	
RECOMMENDED CONDITIONS TO BE APPLIED:	
Within 6 months of any permission, details including photographs of the location and type of 2 woodcrete bat boxes, installed on the dwelling in a suitable position, shall be submitted to and approved in writing by the Local Planning Authority. The bat boxes installed in accordance with the approved details shall be retained in perpetuity thereafter.	
RECOMMENDED INFORMATIVES TO BE APPLIED:	
N/A	
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)	
N/A	
DISCHARGE OF CONDITIONS ONLY:	
(Please confirm which condition(s) is/are being discharged)	
N/A	

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
NPPF Dec 2023	Paras 8, 180, 181, 185, 186, 187, 188
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan policy reference:

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.