

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00724/FUL
ADDRESS	Lagos Cottage 18 Burton Road Wellesborough Twycross Atherstone
DESCRIPTION OF DEVELOPMENT	Erection of a dwelling (Class C3) and associated works
PLANNING CASE OFFICER	Edward Stacey
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	06 July 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Planning Application Form • Street Scene Drg No. 25/3278/03 Rev A • Design and Access Statement • Preliminary Bat Roost Assessment and Bird Survey (RICS, June 2025) • Amended Location Plan • Amended Proposed Site Plan Drg No. 25/3278/01 Rev J • Proposed Soft & Hard Landscaping Scheme: 25/3278/04 Rev A • Updated Ecological Assessment (Turnstone Ecology, June 2026 Rev 02) • Statutory BNG Metric V1R3 (May 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
There has been a review of applicant submitted information and Leicestershire County Ecology advice (21/08/2025; 07/10/2025; 06/05/2026) with BNG and Bats sections updated below of which there is a holding objection in relation to bats. Bats • B2 (outbuilding), was assessed as 'Moderate' suitability to support roosting bats and two emergence surveys undertaken in June 2025. No bats were found emerging and methods of working were proposed for the building's demolition.	

- As 12 months have since passed since these surveys an updated assessment and any subsequent surveys will be required. This is due to the high mobility of protected species and changes in habitat suitability.
- **There is a holding objection until these updated surveys are completed.**
- An Ecological Assessment by Turnstone Ecology completed in July 2025 and Preliminary Bat Roost Assessment and Bird Survey completed by RICS in June 2025 has been submitted with the application which are accepted and outlined below.
- **Habitats** – Two native hedgerows form the boundaries of the site which will be retained under the proposals.
- **Bats** – Two buildings on site provided suitable roosting opportunities for bats.
- B1 (two storey building) has access under the ridge tiles and 7 medium sized bat droppings were observed within the roof. These were taken for DNA analysis but could not be identified due to degradation however, likely to be Brown long eared bat. During the emergence and re-entry surveys a single common pipistrelle bat was observed re-entering the building. The roof space of this building is not being affected by the refurbishment and access can be retained for bats. However, if plans change further survey, mitigation or licencing will be required to make the development lawful. **Please see recommended Informatives.**
- **Birds** – The hedgerows and trees does offer suitability for nesting birds and outbuilding on site had evidence of old House Sparrow (*Passer domesticus*) nests. Therefore, any vegetation removal or demolition should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. **Please see Informatives.**
- **GCN** – Three ponds are within 250m of the site and P1 and P2 were subject to survey due to access. Pond P2 was dry and time of survey therefore P1 was subject to GCN eDNA survey which returned a negative result. GCN are not considered present however, that a series of reasonable avoidance measures are included within a Biodiversity Construction and Environmental Management Plan (CEMP). **Please see recommended Conditions.**
- **Reptiles** – The hedgerow bases and vegetated garden offer limited suitability for foraging and dispersal, and it is considered unlikely reptiles will be impacted however, that a series of reasonable avoidance measures are included within a Biodiversity Construction and Environmental Management Plan (CEMP). Please see recommended Conditions.
- **Badger and Hedgehog** – No evidence of badger or hedgehog was observed during the survey but does offer limited foraging and commuting habitat. It is recommended that a series of reasonable avoidance measures are included within a Biodiversity Construction and Environmental Management Plan (CEMP). **Please see recommended Conditions.**
- **Biodiversity enhancements** – Both ecology reports are recommending in the installation of bird and bat boxes. This should include. Two swift bricks and one three-hole house sparrow terrace and one integrated bat box within the new dwelling. It is also recommended that hedgehog holes are created within any new fencing measuring 13cm x 13cm to allow foraging and commuting. **Please see recommended Conditions.**

- A Proposed Soft & Hard Landscaping Scheme: 25/3278/04 Rev A have been received which details planting surrounding the new dwelling which is welcomed and accepted as part of the planning application.

BNG Specific Comments

- Currently, the 10% Biodiversity Net Gain is not achievable on-site with a -37.59% decrease in Habitat Units and -33.33% decrease in Hedgerow Units.
- **A Biodiversity Gain Plan will be required.**
- The baseline values have been assessed which are accepted, at post-development, values will be confirmed at the discharge of Biodiversity Gain Plan condition.
- The BNG 10% uplift is proposed from a third-party provider.
- At the Biodiversity Gain Plan condition discharge state, the biodiversity gain site reference number and completed BNG metric, including information from the third party will be required.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- **CEMP Biodiversity** - No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:
 - A. Identification of potentially damaging construction activities
 - B. practical measures and sensitive working practices to avoid or reduce impacts during construction on badger, small mammals, reptiles and Great Crested Newts.
 - C. timing of works to avoid harm to nesting birds
 - D. responsible persons for overseeing sensitive works
 - E. use of protective fencing where required on surrounding hedgerows and boundary vegetation
- The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA.
- **Landscape Enhancement Plan** - No development shall take place until a biodiversity enhancement plan has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) 13cm x 13cm holes at the base of new close board fencing. At least one integrated bat box, one integrated swift box, one integrated sparrow terrace with the makes/models and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- **Bats** - The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached, and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. 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.
- **Nesting Birds** - Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration or vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.

PRE-DEVELOPMENT HABITAT BASELINE FOR BIODIVERSITY NET GAIN (BNG)	
THIS IS THE MINIMUM NATIONAL ESSENTIAL INFORMATION REQUIREMENTS (PPG paragraph 11) AND MUST BE SATISFIED PRIOR TO DETERMINATION:	
Confirmation that development is subject to statutory biodiversity gain condition	Y
Pre-development Habitat Plan of existing onsite habitat (to scale)	Y
Pre-development Habitat Value (on date of application or earlier)	Y
Completed Metric Calculation Tool	Y
Statement of Habitat Degradation where present (with dates and details)	N/A
Reason for proposing an earlier date if applicable (ie. degradation)	N/A
Description of Irreplaceable Habitat where present	N/A
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	N/A
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	N

POST DEVELOPMENT PROPOSALS FOR BIODIVERSITY NET GAIN (BNG)	
PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION. Post-development information is indicative only ; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage.	
ON-SITE SIGNIFICANT* BNG is proposed (If Y, please see later table)	N
OFF-SITE APPLICANT-OWNED BNG is proposed (ie. Land shown on plan within the "blue line" boundary and inserted in "offsite" tab of statutory metric)	N
PLEASE NOTE: Where applicant-owned off-site or significant on-site BNG proposals are present, these should be secured and monitored for 30 years. The determining authority is responsible for monitoring for compliance.	
OFF-SITE PURCHASE** of BNG	
BNG units purchase from a third party to achieve 10% BNG uplift	TBC
Statutory biodiversity credits	TBC

PLEASE NOTE:** Where purchased BNG units are proposed, any purchased units from the national register are secured and monitored for 30 years by conservation covenant, separately from this planning application process.

POST DEVELOPMENT PROPOSALS:

***TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED:** (using the current government definition¹)

SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness		N/A
Large number of units at Low Distinctiveness		N/A
Significant increase in Distinctiveness, Condition or Area		N/A

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 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:

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.

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

