

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00126/HOU
ADDRESS	Coalbourne Cottage Whitwick Road Copt Oak Markfield Leicestershire LE67 9QB
DESCRIPTION OF DEVELOPMENT	Single storey side extension, two storey rear extension and outbuilding
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	15/04/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
Phase 1 Bat and Nesting Bird Survey – Ridgeway Ecology (March 2025) – PRA requested.	
REASON FOR RECOMMENDATION PROVIDED:	
- The proposed works consist of a demolition of an outbuilding, addition of a two storey extension and orangery. - The requested survey carried out by Ridgeway Ecology (March 2025) states both buildings displayed numerous potential roost features, specifically under the slates and ridge tiles, and we agree require further surveying. - Survey results found the dwelling to be classified as being of high roost potential given the presence of potential roost features and two roost sites: at the base of the chimney and above the boiler room. Therefore, it is agreed at least three emergence surveys are required. - The outbuilding was found to be classified as being of moderate roost potential given the presence of potential roost features including openings under the tiles, leading to an inaccessible cavity underneath and potentially the enclosed roof void. Therefore, to determine whether bats are roosting in the inaccessible areas, at least two emergence surveys are required.	

• As such, to characterise the roosts and to determine whether bats are roosting in those parts of the dwelling and outbuilding that could not be visually inspected, particularly in those areas where the proposed extensions/demolition will occur, in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023), at least three bat emergence surveys are required to be carried out on the dwelling and at least two emergence surveys are required to be carried out on the outbuilding. Such surveys must be completed during the optimum activity season (01 May – 31 August). • As suggested, DNA analysis of the bat droppings should also be submitted with the report. • I have a holding objection until the above is supplied. The report should be submitted and approved by the LPA prior to determination and should include suitable bat mitigation measures. • The results of the survey will determine the need for a European Protected Species Licence (EPSL) obtained prior to works commencing.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
•
FURTHER INFORMATION REQUIRED:
• At least three bat emergence surveys to be carried out on the dwelling and at least two bat emergence surveys to be carried out on the outbuilding, in line with the good practice guidelines. • Submission of DNA analysis of bat droppings.
AMENDMENTS RECOMMENDED:
•
RECOMMENDED CONDITIONS TO BE APPLIED:
•
RECOMMENDED INFORMATIVES TO BE APPLIED:
•
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
•
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
•

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.

