

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00270/HOU
ADDRESS	6 Chapel Street Stapleton Leicester Leicestershire LE9 8JH
DESCRIPTION OF DEVELOPMENT	Single storey front and rear extension and garage conversion with pitched roof
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	14/07/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
Preliminary Roost Assessment – Arbtech (May 2025)	
REASON FOR RECOMMENDATION PROVIDED:	
- The Preliminary Ecological Appraisal (PEA) carried out by Arbtech (May 2025) found Building B1 to be classified as being of high habitat value/high roost potential given the presence of PRF's and confirmed common pipistrelle, and brown long-eared (BLE) bat droppings. The droppings were located within the loft space of the bungalow, near to the loft hatch and the species confirmed via DNA analysis. - A such, it is agreed at least three emergence surveys are required. - Therefore, to characterise the roost in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023), highlighted in Table 7.2 of the Good Practice Guidelines, at least three emergence surveys are required to be carried out on building B1. Such surveys must be completed during the optimum activity season (01 May – 31 August) and preferably any entry/ exit point and roosting locations illustrated on a clear image or roof plan.	

• This survey should also include recommendations to inform any mitigation that might be necessary as a result of the survey, designed in line with Natural England's & CIEEMs Bat Mitigation Guidelines. • We have a holding objection until the above is supplied. This planning application should not be determined without the protected species' information being received.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
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FURTHER INFORMATION REQUIRED:
• At least three emergency surveys to be carried out on the existing dwelling. The survey should include recommendations to inform any mitigation as a result of the survey. • Please note that ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application.
AMENDMENTS RECOMMENDED:
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RECOMMENDED CONDITIONS TO BE APPLIED:
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RECOMMENDED INFORMATIVES TO BE APPLIED:
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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.
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