

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, 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	02 September 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
Bat Emergence and Re-Entry Survey - Arbtech (Aug 2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
- The previous Preliminary Ecological Appraisal (PRA) identified common pipistrelle, and brown long-eared (BLE) bat droppings. As a result, it is understood three emergence surveys were conducted. - The further Bat Emergence Report carried out by Arbtech (July 2025) has been viewed. It identified commuting and foraging bats within the area, nevertheless, no bats were recorded entering or exiting the building. However, given the presence of bat droppings, this indicates that the building has previously been used by bats and therefore, a roost is to be lost given the proposed works. - Therefore, to undertake any modification of the existing dwelling a Bat Licence from Natural England is required to proceed with the development lawfully, as suggested in the report. - Recommended mitigation and enhancement has been provided on page 17-19 of the report, including the installation of two bat boxes prior to the works commencing, in order to provide a receptor site for the bats and one bat box to be integrated into the new build of the extension.	

• Therefore, we require the location of all bat boxes to be shown on all relevant submitted elevation plans, including their make/model. • We have a holding objection until the above is supplied. This planning application should not be determined without the protected species' information being received.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
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IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)	
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BIODIVERSITY NET GAIN (BNG) SECTION	
HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):	
Confirmation that development is subject to statutory biodiversity gain condition	Y/N
Pre-development Habitat Plan of existing onsite habitat (to scale)	Y/N
Pre-development Habitat Value (on date of application or earlier)	Y/N
Completed Metric Calculation Tool	Y/N
Statement of Habitat Degradation where present (with dates and details)	Y/N
Reason for proposing an earlier date if applicable (ie. degradation)	Y/N
Description of Irreplaceable Habitat where present	Y/N
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	Y/N
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y/N
ON-SITE AND OFF-SITE PROPOSALS PRESENT: These should be secured and monitored for 30 years	
Applicant-owned <u>significant onsite</u> BNG is proposed	Y/N
Off-site BNG is proposed (eg. BNG units provided to achieve 10% BNG uplift either on applicant-owned land, purchased units or statutory credits) PLEASE NOTE: this is indicative only , confirmed at Biodiversity Gain Plan condition stage	Y/N
TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED: (using the current government definition ¹)	
Medium or High Distinctiveness	Y/N
Large number of units at Low Distinctiveness	Y/N
Significant increase in Distinctiveness, Condition or Area	Y/N

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

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

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.

