

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00327/HOU
ADDRESS	21 Stamford Street Ratby Leicester Leicestershire LE6 0JT
DESCRIPTION OF DEVELOPMENT	Demolition of existing garage and outbuilding and erection of two storey side extension to dwelling.
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	
	Jemma Bett
DATE OF COMMENTS	
	10/07/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
- Proposed Elevations – 1330.PM.25.003 – Issue B (February 2025) - Existing Elevation - 1330.PM.25.002 (January 2025)	
REASON FOR RECOMMENDATION PROVIDED:	
- The proposed works consist of a demolition of existing garage and outbuilding and erection of a two storey side extension. Sited on the outskirts of an urbanised area leading out into the wider agricultural habitat, providing suitable foraging habitat and good connectivity routes for bats. - The works involve extensive alterations (but is not limited to) the roof, roof void, roof line, soffits and tiles of the existing dwelling which provide potential access and suitability for roosting bats. 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. - Therefore, the submission of a Preliminary Roost Assessment (PRA) will be required on the existing dwelling, garage and outbuilding prior to commencement. The survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time	

of year. The PRA should include photographs, internal and external of the potential roost features (PRF) and preferably any PRF locations highlighted on an aerial map for reference. • This survey should also include recommendations to inform any ecological enhancements that might be necessary as a result of the survey. • Additionally, the site location is within a swift alert area; therefore, we request the survey to include any potential opportunities for an integrated swift nest box on the new elevation. • I have a holding objection until this is supplied. The survey should be submitted and approved by the LPA prior to determination.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
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FURTHER INFORMATION REQUIRED:
• Submission of a Preliminary Roost Assessment (PRA), is required in order to make further considerations. This should also scope in any potential opportunities for ecological enhancements, including an integrated swift nest box on the new elevation and to be shown on plan.
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)
•
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.

