

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00545/HOU	
ADDRESS	Bluebell Cottage Yew Tree Farm Occupation Road Nailstone Nuneaton	
DESCRIPTION OF DEVELOPMENT	Single storey rear/side extension and front porch.	
PLANNING CASE OFFICER	Sophie Iliffe	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Richard Kelly	
DATE OF COMMENTS	01 August 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Site Location Plan • Planning Application Form • Existing Plans • Proposed Plans • Applicant Supplied Photographs (31/07/2025)		
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 comments (30/07/2025) with updated comments below. • The applicant has supplied photographs of the interior attic, exterior roof, flashing, soffits and brickwork. From the photographs dated (31/07/2025) the building appears to be in excellent condition. There are no slipped tiles, missing mortar or gaps in the flashing in addition, the roof void is well lit with skylights. In combination, this makes the dwelling unfavourable for bats to roost and no further surveys are required. • The applicant has also supplied photographs dated (31/07/2025) of the land surrounding the dwelling which mainly consist of hard standing and short mown amenity grassland. This offers very limited terrestrial habitat to support GCN, and no further surveys are		

required. However, as a precaution a series of Reasonable Avoidance Measures (RAMs) will be required. Please see recommended Conditions. BNG Specific. The application is exempt from Mandatory BNG as it is a 'Householder application'.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
GCN RAMs - All materials associated with the carrying out of the development hereby approved shall be stored off the ground (for example on pallets) throughout the course of the development, including prior to the commencement of development, and all spoil/waste materials shall be removed from the site at the end of each working day, or stored in a skip.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
N/A
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)
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.
--	---

