

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00562/HOU
ADDRESS	90 Shilton Road Barwell Leicester Leicestershire LE9 8BN
DESCRIPTION OF DEVELOPMENT	Demolition of the existing garage , erection of single storey side extension, two storey side extension, removal of chimneys and roof alterations to the rear
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	01 October 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Bat Survey Report – Seeker Ecology (September 2026) • Proposed Plans - 90 - SR – 104 (02/06/2026) – Rev B	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The Bat Survey Report conducted by Seeker Ecology has been reviewed. This identified foraging activity but no bats entering or emerging from either building. On this basis, no further ecological surveys are required. • Given the suitability of the surrounding habitat and foraging bats, the precautionary working methods within Section 5.1 are recommended to be adhered to and the following informative applied to any permission. • Lighting recommendations: Given the bat foraging activity recorded in close proximity to the dwelling, the design/model of any external lighting should be carefully considered to minimise potential impacts on commuting and foraging routes used by bats. Any external lighting should be baffled, motion-activated, directional, and positioned at a low level to reduce light spill onto potential commuting routes.	

• Enhancements: In accordance with the NPPF and the biodiversity duty under Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended by the Environment Act 2021), opportunities to secure biodiversity gains and support nature recovery should be incorporated into the development. • Appropriate biodiversity enhancements include bat and bird boxes integrated into the build or erected onto the building post development, positioned in a suitable location. • For example, integrated or woodcrete bat boxes should be installed at least 4 m above ground level, close to the eaves, positioned away from artificial lighting (including windows), and with an unobstructed flight path. • Details of all ecological enhancements, including their type (make/model) and location, should be clearly shown on an elevation plan prior to determination or alternatively the following condition applied.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CROW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)
• No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one woodcrete/integrated bat box, the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.

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
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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.

