

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00688/FUL
ADDRESS	The Woolcomber 30 Atkins Way Burbage Leicestershire LE10 2PH
DESCRIPTION OF DEVELOPMENT	Change of use of ground floor to retail and ground floor extension. First floor extension to create 4 flats, car parking landscaping and infrastructure
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	26 August 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Ecological Appraisal / Preliminary Roost Assessment (prepared by arbtech, dated 29/07/2026) • Bat Emergence Survey Report (prepared by ECO360, dated August 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
We have reviewed of the above ecology documents, as well as the Proposed Elevations (ref: 665SK02-1, RevC & 665SK02-2, RevC), Existing Elevations (ref: 665SD02-1, RevA & 665SD02-2, RevA), Proposed Site and Basement Plan (ref: 665SK01-1, RevH & 665SK01-4), Existing Site and Basement Plan (ref: 665SD01- & 665SD01-4), Planning Statement (prepared by 3D Planning, dated July 2026), Location Plan (ref: 665SK01-5), Existing and Proposed Block Plans (ref: 665SD01-6 & 665SK02-17, RevA), Arboricultural Report (prepared by East Midlands Tree Surveys Ltd, dated 19/05/2026) and Application Form. We require some additional information/clarification in order to assess the likely impact of the development on ecology and biodiversity. Details of further information required in order to determine this application are detailed below: <i>PRA and Emergence Survey;</i>	

- Building B1 is assessed as having low potential to support roosting bats, and the PEA report states not all of the loft void was inspected due to the high temperatures at the time of the survey. Section 5.2.44 of the Bat Conservation Trust Good Practice Guidelines states where a complete inspection cannot be undertaken, proportionality must be considered. Therefore, given a full internal inspection could not be undertaken and potential roosting opportunities, we request further clarification/rationale for classifying this building as low.
- Appendix C of the bat report does not include references such that it is unclear which photo correlates with which surveyor in Fig 1. Furthermore, the first of the NVA images shows the vegetation in the foreground to be illuminated such that it appears the building and roof is not sufficiently illuminated. We require references to be provided and further information to be provided.
- A suitability qualified ecologist is required to undertake bat surveys. To confirm the emergence survey was carried out by a licensed ecologist, we require the Natural England License Number of the licensed individual(s) who conducted the work to be provided.
- The bat report does not state how the NVA data was analysed following the survey, such that this information is requested.

Hibernation;

- It is unclear from the PEA report to what extent the basement is currently accessible to bats and whether it will remain accessible. The PEA report indicates there is an existing hatch to the cellar, as well as a vent, albeit the vent is to be replaced, and the existing and proposed basement elevations show the removal of the existing hatch to the cellar. We request clarification on the extent of the works to the cellar and for hibernation surveys to be undertaken if required.

Habitats;

- The PEA report states hedgerows are present at the site boundary, however these are not shown on Appendix 3a.
- Table 2 also states there are 2 trees within the site boundary, but only one tree shown on Appendix 3a and referred throughout the report.
- Plans and/or reports to be updated.

Background Data Search;

- The bat report states the Local Records Centre was contacted for data on bats and birds, however no further information on the results of the data search are provided. This information is requested.

BNG;

- The pre-app comments in relation to BNG state the application is unlikely to be subject to mandatory BNG. The survey work undertaken recorded grassland and sparsely vegetated habitats within the site, and the existing site plan shows 3 trees at the north-eastern corner of the site, both of which appear to be lost under the proposals. Therefore, we require clarification on the extent of habitats to be lost and for a BNG assessment to be undertaken if required.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- TBC

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- TBC

IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:

(Please confirm which condition(s) is/are being discharged)	
•	N/A

PRE-DEVELOPMENT HABITAT BASELINE FOR BIODIVERSITY NET GAIN (BNG)	
THIS IS THE MINIMUM NATIONAL ESSENTIAL INFORMATION REQUIREMENTS (PPG paragraph 11) AND MUST BE SATISFIED PRIOR TO DETERMINATION:	
Confirmation that development is subject to statutory biodiversity gain condition	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

POST DEVELOPMENT PROPOSALS FOR BIODIVERSITY NET GAIN (BNG)	
PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION. Post-development information is indicative only ; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage.	
ON-SITE SIGNIFICANT* BNG is proposed (If Y, please see later table)	Y/N
OFF-SITE APPLICANT-OWNED BNG is proposed (ie. Land shown on plan within the "blue line" boundary and inserted in "offsite" tab of statutory metric)	Y/N
PLEASE NOTE: Where applicant-owned off-site or significant on-site BNG proposals are present, these should be secured and monitored for 30 years. The determining authority is responsible for monitoring for compliance.	
OFF-SITE PURCHASE** of BNG	
BNG units purchase from a third party to achieve 10% BNG uplift	Y/N
Statutory biodiversity credits	Y/N
PLEASE NOTE**: Where purchased BNG units are proposed, any purchased units from the national register are secured and monitored for 30 years by conservation covenant, separately from this planning application process.	

POST DEVELOPMENT PROPOSALS: *TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED: (using the current government definition ¹)		
SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness		
Large number of units at Low Distinctiveness		
Significant increase in Distinctiveness, Condition or Area		

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.

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

