

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PRE-APPLICATION ADVICE

Please be aware that this advice is provided prior to the submission of a planning application and any associated ecological and protected species survey information.

Advice regarding likely ecological impacts has been provided in this limited context. In some circumstances, where information submitted to support a planning application identifies further ecological constraints, this advice may either change or include additional recommendations.

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/10167/PREHMO	
ADDRESS	142 Cedar Road Earl Shilton Leicester Leicestershire LE9 7HF	
DESCRIPTION OF DEVELOPMENT	Two storey side and rear extension and external store	
PLANNING CASE OFFICER	Zahra Jam-Rotbeh	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Michael McCoy	
DATE OF COMMENTS	11/12/2025	
ADVICE SUMMARY:		
Protected species potential impact		YES
Protected habitat potential impact		NO
Statutory BNG likely applicable		NO
PRE-APPLICATION ADVICE:		
- We have reviewed the pre-application documents and find the Preliminary Roost Assessment acceptable. Therefore, a one emergence survey and activity survey is required prior to determination. - The surveys need to occur within the survey season (between May and August) by suitably licenced ecologists. - Therefore, it is recommended that the application should be put forward after these surveys are completed to avoid delays. - Please note that ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.		

BIODIVERSITY NET GAIN (BNG) specific advice:
Householder application which is exempt from BNG. No habitat is being impacted on.
AMENDMENTS RECOMMENDED:
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 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
NPPF Dec 2023	Paras 8, 180, 181, 185, 186, 187, 188
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan policy reference:
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.