

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00270/HOU
ADDRESS	6 Chapel Street Stapleton Leicester Leicestershire LE9 8JH
DESCRIPTION OF DEVELOPMENT	Single storey front and rear extension and garage conversion with pitched roof
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	07/05/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
Applicant submitted information: Existing and Proposed Site Elevations, Site Location Plan, Proposed Layouts, Aerial photos	
REASON FOR RECOMMENDATION PROVIDED:	
- The proposed works consist of a single storey extension and garage conversion. - Sited within an area with good habitat connectivity to arable land, mature trees and nearby ponds. This habitat provides suitable foraging and good connectivity routes for bats. - The works impact the existing roof, tiles and roof line of the dwelling, all of which may provide access and suitability for roosting bats. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing. - Therefore, the submission of a Preliminary Roost Assessment (PRA) will be required on the existing dwelling and garage 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 internal and external photographs of the roof void(s) within the dwelling and the garage.	

• I have a holding objection until this is supplied. This planning application should not be determined without the protected species' information being received. • We note there are probable great crested newt (GCN) ponds in close proximity to the site. However, given the habitats present on site and the nature of the works, we do not think it is proportionate to request further survey effort. Please see the note to applicant below.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
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FURTHER INFORMATION REQUIRED:
• Submission of a Preliminary Roost Assessment (PRA) is required on the existing dwelling in order to make further considerations.
AMENDMENTS RECOMMENDED:
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RECOMMENDED CONDITIONS TO BE APPLIED:
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RECOMMENDED INFORMATIVES TO BE APPLIED:
• Great Crested Newts, a species fully protected by law, are known to breed in a pond within 200m of the proposed development, with several potential GCN ponds nearby, therefore there is a small possibility that a newt, or small numbers of newts could be present on the site. The applicant should therefore exercise due care during implementation of the proposed development, ensuring that all contractors are aware of the possibility of finding great crested newts, and stored materials are carefully removed by hand. Work should cease if a great crested newt is found, and advice from a licensed ecologist should be sought.
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
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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.

