

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	24/01147/HOU
ADDRESS	143 The Park Market Bosworth Nuneaton Leicestershire CV13 0LP
DESCRIPTION OF DEVELOPMENT	Two storey side extension and single storey rear extension
PLANNING CASE OFFICER	Richard Wright
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	
	Jemma Bett
DATE OF COMMENTS	
	17/02/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
- Bat Survey Assessment – Ecolocation (June 2011) - Preliminary Roost Assessment – Arbtech (3rd February 2025) - 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 two storey conversion to replace the existing one storey elevation and the addition of a single rear extension. The site is located on a row of residential dwellings with agricultural land at the rear of the property and nearby ponds within 300 meters, providing suitable foraging habitat and good connectivity for bats. - The Preliminary Roost Assessment (PRA) carried out by Arbtech (February 2025) identified a biodiversity enhancement of a minimum of two bird boxes on mature trees around the site or integrated into the extension, this recommendation is acceptable and should be applied. - The survey also identified 5 droppings were found at the southern end of the roof section of the existing building (B1), which appear to be morphologically similar to bat droppings.	

Suggesting an exploratory visit by a small number or individual bat. Previous records also identified a common pipistrelle maternity roost. - Given the suitability of the surroundings and potential roost features; B1 is classified as being of high roost potential and it is agreed at least three bat emergence surveys are required to characterise the roosts present. - Therefore, to assess for presence or absence of bats in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023), highlighted in Table 7.2 of the Good Practice Guidelines, at least three bat emergence surveys are required to be carried out on building B1. Such surveys must be completed during the optimum activity season (May – 31 August) and surveys should be spread at least three weeks apart. - The survey should include recommendations to inform any mitigation that might be necessary as a result of the survey. - I have a holding objection until the above is supplied. This planning application should not be determined without the protected species' information being received.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
•
FURTHER INFORMATION REQUIRED:
At least three bat emergence surveys to be carried out, in line with the good practice guidelines, on building B1. The survey should include recommendations to inform any mitigation that might be necessary as a result of the survey.
AMENDMENTS RECOMMENDED:
•
RECOMMENDED CONDITIONS TO BE APPLIED:
•
RECOMMENDED INFORMATIVES TO BE APPLIED:
•
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
•
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
•

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.

