

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	24/00830/HOU
ADDRESS	Blue Brick Farm 163 Main Road Sheepy Magna Atherstone Leicestershire CV9 3QU
DESCRIPTION OF DEVELOPMENT	Conversion of existing barn into a one bedroom annex
PLANNING CASE OFFICER	Grant Perks
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	31/01/2025
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 – Preliminary Roost Assessment – October 2024	
REASON FOR RECOMMENDATION PROVIDED:	
- The proposed development comprises of the conversion of an existing barn, including an extension which appears to be sited on hard standing. - The Preliminary Roost Assessment (PRA) carried out by Stefan Bodnar (October 2024) states the building has negligible bat roost potential. - However, the photographs provided appear to show the building to have been partly surveyed externally in the dark, with limited visibility of the roof and tiles. Alongside this, the survey has also classified the surrounding area as moderate for foraging and roosting bats. - Therefore, in order to justify the negligible assessment of bat roost potential, further clarification/rational is required from the ecologist for this classification. This should provide more information on the visibility during the bat survey and the ability to assess, in suitable lighting conditions, the potential bat roosting features. - Clarification is required regarding the extent of the endoscope survey on the tiles, as it is not clear how accessible these were. Upon reviewing the photographs, it does appear that	

there is some potential for bat roosting. As such, rational needs to be provided to justify the negligible assessment of bat roost potential given the condition of the tiles, the accessibility and moderate suitability of the surroundings. I have a holding objection pending the additional rational.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
FURTHER INFORMATION REQUIRED:
Clarification of visibility during the survey and ability to assess potential bat roosting features in suitable lighting conditions. Additionally, a rational for the negligible classification, clarification regarding the extent of the endoscope survey on the tiles and their accessibility.
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	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include

the protection of species and habitats	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.
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