

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00024/LBC
ADDRESS	Manor Farm 45 Main Street Carlton Nuneaton Leicestershire CV13 0BZ
DESCRIPTION OF DEVELOPMENT	Renovation of dwelling including the demolition of a modern lean-to storage building, replacement of all windows and doors, reinstatement of two windows, addition of rooflights, installation of an EV charging point and internal alterations including the demolition of internal walls and staircase.
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	11/02/2025
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: Site Photos, Existing and Proposed Site Elevations, Site Location Plan, Proposed Layouts • Preliminary Roost Assessment (PRA) • Consolidated Bat Roost Assessment with Mitigation Strategy	
REASON FOR RECOMMENDATION PROVIDED:	
• The proposed works involve the demolition of the lean-to storage, new windows, the addition of rooflights and various internal alterations. It is sited within a rural settlement, where the surrounding landscape offers a variety of habitats including mixed pasture and areas of woodland alongside what appears to be a network of mature trees and hedgerows. • The Preliminary Roost Assessment (PRA) produced by Griffin Ecology LTD (May 2024) is acceptable. The presence of nesting birds was identified through an active house sparrow	

nest. Therefore, at least 3 artificial sparrow terraces at the eaves should be installed, post development. It is also worth noting the recommended precautionary approach where disturbing works should take place outside the active bird nesting season, alongside a pre-commencement check of all the buildings for barn owls. • The survey results also identified the presence of brown-long eared bats indicated by droppings, which were later confirmed through DNA analysis. Therefore, bat activity surveys were recommended to confirm the extent of existing bat roosting taking place on site. • The Consolidated Bat Roost Assessment with Mitigation Strategy produced by Griffin Ecology LTD (July 2024) is acceptable. Emergence surveys were undertaken and confirmed the presence of a day roost for common pipistrelle (up to two individuals), located within a crevice in the southern gable wall where works are due to be carried out. Further survey recommendations included a Bat Mitigation Strategy along with a European Protected Species Licence (EPSL) from Natural England to proceed with the development lawfully. • The proposed Mitigation Strategies, stated in Section 7 must be adhered to and are considered to be acceptable to proceed with an EPSL application once full planning permission has been granted.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
•
FURTHER INFORMATION REQUIRED:
•
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.

