

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hickley & Bosworth Borough Council
APPLICATION NUMBER	25/01025/HOU
ADDRESS	Woodbeech Kennels 9 Woodgate Road Burbage Hinckley Leicestershire LE10 2UF
DESCRIPTION OF DEVELOPMENT	Two-storey front porch extension and first-floor front, side and rear extensions
PLANNING CASE OFFICER	Zahra Jam-Rotbeh
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Lottie Green
DATE OF COMMENTS	24/11/2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• Proposed Extensions Map • Location Map • Proposed / Existing Elevations	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
• The development is exempt from BNG requirements under the householder application exemptions which includes, for example, small projects like home extensions, conservatories or loft conversions. • This proposal has the potential to impact areas of roof tiles, soffits and bargeboards. However, the property roof appears to be well maintained and there are no historic records from Leicestershire and Rutland Environment Record Centre which indicate the presence of bats within the immediate vicinity of the property or surrounding trees. Therefore, a Preliminary Roost Assessment for bats is not required but an informative regarding bats is listed below.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
• N/A	
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
• The building or structure may be suitable for roosting or hibernating bats, which are protected from harm under UK law. The applicant should ensure that all contractors and	

individuals working on the property are aware of this possibility and works should cease if bats are found during works, until advice from a qualified bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area. They may also be present in crevices in stone or brickwork and in cavity walls.

- Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration should take place outside the breeding season (March to August inclusive) unless carefully checked by a suitably qualified person.

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 of the determining authority 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
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.