

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01194/HOU
ADDRESS	Rosalea Bosworth Road Congerstone Nuneaton Leicestershire CV13 6LY
DESCRIPTION OF DEVELOPMENT	Demolition of the existing conservatory, erection of a front dormer, first floor extension to increase the ridge height, installation of a pitched roof to the garage and associated works.
PLANNING CASE OFFICER	Gwion Russell
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	12 January 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Internal and External Bat Survey – Stefan Bodnar (Oct 2025) • Existing Plans & Elevations – Dwg No. 001 – Rev A (Oct 2024) • Proposed Plans and Elevations – Dwg No. 002 – Rev D (Aug 2024) • Site Plan – Dwg No. 003 – Rev C (Aug 2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The proposed development consists of extensive alterations of the roof and the overall dwelling. Surrounding the dwelling there is good habitat connectivity to arable land, mature trees and nearby watercourses. As such, this habitat provides suitable foraging and good connectivity routes for bats. • The works involve significant alterations to the existing roof, tiles and roof line of the dwelling, all of which may provide access and suitability for roosting bats. Potential Roost Assessment (PRA): • The Internal/External Roost Assessment carried out by Stefan Bodnar (October 2025) classified the building to be of negligible roost potential.	

• However, the photos appear to indicate potential roost features (PRFs), in the form of gaps in the vertical hanging tiles located on the upper dormer windows and lifted led flashing. These features can provide suitable habitat for crevice dwelling bats and are to be impacted by the extensive alterations. • Therefore, considering the proposed works are to affect the existing tiles and suitability of the surrounding habitat, further surveying is required. • To assess for presence or absence of bats at least one emergence survey is required to be carried out. Such surveys should be in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023). Surveys must be completed during the optimum activity season (May – 31 August) and surveys should be spread at least three weeks apart. • This survey should also include recommendations to inform any mitigation that might be necessary as a result of the survey, designed in line with Natural England's & CIEEMs Bat Mitigation Guidelines. Any recommendations will need to be incorporated into the elevation plans. Overview: • At least one bat emergence surveys to be carried out, in line with the good practice guidelines. The survey should include recommendations to inform any mitigation that might be necessary as a result of the survey and any recommended enhancements, specifying the model and location on an elevation plan. • Please note that ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
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IN THE CASE OF 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 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.

