



**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>COUNTY, DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council
<b>APPLICATION NUMBER</b>	25/00727/FUL
<b>ADDRESS</b>	Pippin Cottage Leicester Lane Desford Leicester Leicestershire
<b>DESCRIPTION OF DEVELOPMENT</b>	Demolition of existing dwelling and erection of one self-build dwelling
<b>PLANNING CASE OFFICER</b>	Ashleigh Gade
<b>DEPARTMENT</b>	Ecology
<b>PLANNING ECOLOGY OFFICER</b>	Richard Kelly
<b>DATE OF COMMENTS</b>	21 November 2025
<b>ECOLOGICAL DOCUMENTS REVIEWED:</b>	
<ul style="list-style-type: none"><li>Application Form</li><li>Amended Application Form Section 17</li><li>Amended Application Form Section 24</li><li>Site Location Plan</li><li>Existing and Proposed Site Layout</li><li>Applicant supplied photographs (22/10/2025)</li></ul>	
<b>SUMMARY RECOMMENDATION:</b>	
No comment	
No objection (for recommended conditions or informatics- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
<b>REASON FOR RECOMMENDATION:</b>	
<ul style="list-style-type: none"><li>The proposal is for the demolition of the existing building and construction of a self-build dwelling and associated landscaping.</li><li>The application site is situated in a rural setting surrounded by large, mature, well vegetated gardens which link directly to the wider countryside consisting of agricultural grassland, hedgerows and ponds. All providing foraging and commuting routes for a range of wildlife species.</li><li>The applicant has kindly supplied photographs of the building which clearly show there are gaps in the facia and crevices in which bats can roost that further supports the need for a PRA.</li></ul>	

- Therefore, a Preliminary Roost Assessment (PRA) and ecological walkover is still required of the building and surrounding plot.
- **There is a holding objection until this is supplied.**
- The ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.

**BNG Specific**

- Mandatory BNG does not apply as the application is a 'Self-build and custom build development'.

**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.

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