

[REDACTED]

From: [REDACTED]
Sent: 12 November 2025 13:55
To: Zahra Jam-Rotbeh
Subject: RE: Ecology Holding Objection on 25/00953/HOU at 37 Woodland Road

Zahra

Please could you forward this on to the ecology planning.

I am told I have to put correspondence through yourself.

I appreciate your help on this matter.

Dear Sir/Madam,

I am writing regarding the request for an ecological bat survey in connection with my proposed extension at 37 Woodland Road, Hinckley, planning application reference 25/00953/HOU.

I fully appreciate the importance of conservation and the protection of wildlife, and I am keen to comply with all relevant regulations. However, I would be grateful if you could clarify why a bat survey has been deemed necessary for my application, as this requirement does not seem to have been applied to similar properties along Woodland Road that underwent roof removal and remodelling.

For example:

- 39 Woodland Road – 20/00104/HOU
- 71 Woodland Road – 18/00908/HOU

Additionally, The Outwoods Farmhouse and Barns (application 21/01210/FUL) underwent a bat survey for a much larger development and demolition of buildings and barns, which returned a negative result.

Could you please explain what specific factors have led to the conclusion that my property presents an increased risk of bat habitat disturbance? Is there recent evidence or records indicating a rise in bat activity in our immediate vicinity?

I am not questioning the principle of ecological protection, but I am concerned about the apparent inconsistency in approach. For instance, many roofs have recently been replaced locally under what I assume are permitted development rights. If I were to simply change my tiles, would a bat survey still be required? Also, is my property located within a designated bat conservation area?

Clarifying the criteria used in assessing my application, and whether these differ from previous cases, would help me better understand the reasoning.

Thank you for your time and consideration. Please take this request in the respectful manner intended, and I look forward to your response.

Kind regards,
[REDACTED]

Thank you

On 12 Nov 2025 11:59, [REDACTED]

Thanks for the response Zahra. I just feel it's odd that we have been singled out for a survey when many have not. What a tally has changed to determine this?

Surely a precedent has been set previously and unless there is evidence of change, surely this is inconsistent and when it can cost up towards 5000 pounds, it's a concern

I thought we needed to encourage builds, this just goes against it. Feeling very disgruntled

On 12 Nov 2025 11:06, Zahra Jam-Rotbeh <Zahra.Jam-Rotbeh@hinckley-bosworth.gov.uk> wrote:

Dear Ben,

Thanks for your email. I completely understand how frustrating this must be. Unfortunately, we can't take any further action on the ecology comments—they stop us from determining the application, and since your proposal hasn't changed, we can't ask for a review or amendment as their position won't change.

We're not sure what criteria the ecology team uses when deciding whether to ask for a survey, so I'm not the right person to advise on your neighbours' planning applications I'm afraid.

If you've got any other questions, feel free to get in touch.

Kind Regards,

Zahra Jam-Rotbeh

Planning Officer (Development Management)



Tel: 01455 265515

07425 702893

Email: Zahra.Jam-Rotbeh@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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you've got any other questions, just let me know.

From: Ben Pearson [REDACTED]
Sent: 11 November 2025 14:39
To: Zahra Jam-Rotbeh <Zahra.Jam-Rotbeh@hinckley-bosworth.gov.uk>
Subject: Re: Ecology Holding Objection on 25/00953/HOU at 37 Woodland Road

Good afternoon.

I hope you are well. I would like to understand why we have been selected for an ecological Bat Survey.

Many neighbours on our street who have roofs replaced and others who have completely rebuilt their roofs (one who did exactly the same as we are planning) have not had a survey like this.

We are being quoted ridiculous amounts of money for a daylight survey 800 pounds and even before that's done they have intimated that we will very likely need a nocturnal one as well from one quote, even before they have seen it they say they intimate they will need to do nocturnals.

I am just very angry, we have not seen bats around for several years, there is no evidence in the loft either as we have no felt.

Just very disappointed we have been selected when there is no strong evidence to say we have them

On 4 Nov 2025 15:58, Zahra Jam-Rotbeh <Zahra.Jam-Rotbeh@hinckley-bosworth.gov.uk> wrote:

Dear [REDACTED]

Good morning, I hope you are well.

Please find attached the comments from Ecology, who have requested a **Preliminary Roost Assessment (PRA)** be carried out by a **licenced ecologist**.

Please kindly send the requested documents in response to this email once you have completed the required assessment.

Also, please note that we are currently unable to determine the application while this holding objection remains in place, and we may need to extend the determination deadline if the required information takes beyond current due date.

Please let me know if you have any questions or need further assistance.

Kind Regards,

Zahra Jam-Rotbeh

Planning Officer (Development Management)



Tel: 01455 265515

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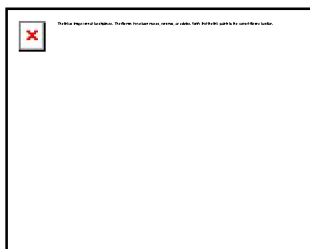
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