

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00258/HOU
ADDRESS	Brook Cottage Newton Lane Odstone Nuneaton Leicestershire CV13 0QT
DESCRIPTION OF DEVELOPMENT	Two storey rear extension and installation of new gates
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	24 September 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
Potential Bat Presence Statement - Jonathan Bradbury Architecture LTD (Sept 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 works consist of a two storey rear extension and installation of new gates. The submitted Potential Bat Presence Statement (Jonathan Bradbury Architecture LTD, Sept 2025) has been viewed. - While this document would not be accepted as a formal bat survey, it does include sufficient photographs showing the current condition of the existing dwelling. The photos indicate that although the cement verge is in good condition, there is a presence of gaps nearby the leaded flashing and underneath several surrounding roof tiles. These features can provide suitable habitat for crevice dwelling bats and therefore further supports the need for a Preliminary Roost Assessment (PRA). - 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, etc. but may also be present in crevices in stone or brickwork and in cavity walls. - Therefore, considering the proposed works are to affect the existing roof tiles and suitability of the surrounding habitat, a PRA is required. This assessment will determine the dwellings potential to support roosting bats and advise any further surveying.	

• The PRA will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year. It should also include recommendations to inform any ecological enhancements that might be necessary as a result of the survey. • We have a holding objection until this is supplied. The survey should be submitted and approved by the LPA prior to determination.
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.

