

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00175/HOU
ADDRESS	62 Princess Road Hinckley Leicestershire LE10 1EB
DESCRIPTION OF DEVELOPMENT	Demolition of the existing detached garage and erection of a two storey side extension.
PLANNING CASE OFFICER	Zahra Jam-Rotbeh
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	29 July 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Roost Assessment – Arbtech (July 2026) • Revised Plans - 2026-01-02 (21 May 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The submitted Preliminary Roost Assessment has been reviewed. This assessed the building as having moderate roosting potential and identified several potential roosting features, therefore further surveying has been requested. • To assess for presence or absence of bats in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023), at least two emergence surveys are required to be carried out on the existing building. Such surveys are required be completed during the optimum activity season (01 May – 31 August) and should be spread at least three weeks apart. • The emergence survey must: - Be completed by a suitably licensed ecologist and the Natural England licence reference number of the surveyor(s) provided within the report - Clearly identify bat emergence and re entry points, which should be shown on annotated survey plans or images, including the full extent of the building and cardinal directions	

- Provide the layout of the roof void marked on an annotated illustration or a roof plan, including any separations (clearly labelled, e.g. roof void 1a, 1b, 1c) - Provide clear details of any proposed avoidance measures, mitigation, licensing requirements, and enhancement proposals relevant to protected species. • We therefore maintain a holding objection. • Biodiversity Enhancements: We note swift boxes have been incorporated into the revised plans and altered to include a group of boxes. The revisions encourage uptake of the boxes considering their nesting behaviour and are therefore welcomed.
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.
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