

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00108/HOU
ADDRESS	Lyndale Lindridge Lane Desford Leicester Leicestershire LE9 9GN
DESCRIPTION OF DEVELOPMENT	Extension to existing garage with solar panels to south elevation to accomodate E V charging areas, ground source heat pump and associated equipment
PLANNING CASE OFFICER	Zahra Jam-Rotbeh
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	
	Jemma Bett
DATE OF COMMENTS	
	05 May 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
Preliminary Roost Assessment - Protected Species Surveys (April 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 proposed works consist of the extension of the existing garage and the addition of solar panels. - A Preliminary Roost Assessment (PRA) carried out by Protected Species Surveys (Nick Alder, April 2026) states the building has negligible bat roost potential, no evidence was found to indicate the presence of bats and overall appeared well maintained. Given the condition of the building and the absence of suitable roosting features, further ecological surveys are not required and we have no objection. - However, given the suitability of the surrounding habitat and the presence of clay pan-tiles on the eastern slope of the pitched roof, it is recommended that an informative is attached to any planning permission to advise contractors of the potential presence of roosting bats and the appropriate course of action should bats be found.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. 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.

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.

