

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01151/HOU
ADDRESS	36 Barton Road Market Bosworth Nuneaton Leicestershire CV13 0LQ
DESCRIPTION OF DEVELOPMENT	Erection of a first floor side and front extension, two storey rear extension and alteration to the roof to create an additional storey and the installation of render and cladding.
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	13 August 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
- Preliminary Roost Assessment (PRA) – April 2026 - Bat Emergence and Re-entry Survey – July 2026	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
- A Preliminary Roost Assessment (PRA) and Bat Emergence and Re-entry Survey conducted by Arbtech have been reviewed. The emergence survey identified that significant alterations had been made to the building between the undertaking of the PRA and the subsequent emergence survey, including changes to the roof structure and roof tiles of Building B1. - Any surveys should have been completed prior to the commencement of the works. The works undertaken may have altered or removed features that previously offered potential suitability for roosting bats, and may have caused disturbance to any bats present at the time of the works. - Therefore, a bat survey is unlikely to find any evidence given the works. Nevertheless, no emergences were observed during the visit, and no further ecology surveys are required.	

- Other protected species: Given the nearby ponds, proportional precautionary working methods (PWM) for Great Crested Newts (GCN) have been suggested within the Recommendations Section of the Preliminary Ecological Appraisal (Arbtech, April 2026) report. These are suitable and are required to be adhered to. - Enhancements: The National Planning Policy Framework (NPPF) requires all applications to demonstrate measurable gains for biodiversity. Therefore, ecological enhancements in the form of bat boxes should be installed on the proposed extension. These should be integrated into the building where possible, located close to the eaves, in a shaded area, away from artificial light and with a clear approach. In order to satisfy this, any enhancements should be detailed on an elevation plan, including the make/model and location and submitted prior to determination. - Invasive Species (INNS): Rhododendron a non-native species was found. Rhododendron are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) as plants that may not be planted or otherwise caused to grow in the wild. If it is necessary for the Rhododendron to be removed, it is important to note that Schedule 9 invasive plants are classified as controlled waste and should be handled and disposed of accordingly at a licenced waste facility.
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.

