

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00953/HOU
ADDRESS	37 Woodland Road Hinckley Leicestershire LE10 1JF
DESCRIPTION OF DEVELOPMENT	Proposed two-storey side extension, replacement of existing roof structure with a new gable arrangement including a rear dormer. An increase in ridge and chimney height. Installation of solar PV panels on rear dormer.
PLANNING CASE OFFICER	Zahra Jam-Rotbeh
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	01 December 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
n/a	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
- Following the submission of a query from the applicant, regarding the requirement for a Preliminary Roost Assessment (PRA): - No ecological information has been supplied in relation to relating to the likely impacts of development on protected & priority species and habitats. Therefore, a desktop study has been undertaken using local records, aerial imagery and known habitat features to help assess this. Where the potential for roosting cannot be ruled out through desk-based assessment, national guidance requires the local planning authority to seek further information prior to determination. - The site lies in proximity to woodland, mature tree lines, and a vegetated rail corridor which provide good foraging and commuting habitat for bats, which increases the likelihood that bats could be using the site. The proposal involves impacting the entire existing roof structure, specifically the tiled roof and the associated roof void. These	

features have potential to support roosting bats, and the nature of the works could directly impact any roosts present. • The need for bat assessments is determined on a case-by-case basis and is assessed on its own merits, considering both the nature of the works and suitability of the surrounding habitat. Therefore, a Preliminary Roost Assessment is required on the existing dwelling to allow for certainty on the likely impacts of the development to roosting bats, their breeding sites or resting places and to identify any necessary mitigation. As highlighted within the Bat Conservation Trust Good Practice Guidelines, the absence of bat evidence does not equate to evidence of bat absence. • This information is required prior to determination because Government Standing Advice indicates that “you should ask for a survey where buildings are likely to contain roosts, including when they are near habitat that could be important for commuting and foraging.” In addition, Paragraph 99 of the ODPM Circular 06/2005 highlights that: “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted”. • This information is therefore required to ensure the LPA can assess the likely impacts on legally protected species and secure appropriate mitigation where required. • Please not our previous response for survey requirements.
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.

