



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00727/FUL	
ADDRESS	Pippin Cottage Leicester Lane Desford Leicester Leicestershire	
DESCRIPTION OF DEVELOPMENT	Demolition of existing dwelling and trection of one self-build dwelling	
PLANNING CASE OFFICER	Ashleigh Gade	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Richard Kelly	
DATE OF COMMENTS	10 February 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
<ul style="list-style-type: none"> • • Application Form • • Amended Application Form Section 17 • • Amended Application Form Section 24 • • Site Location Plan • • Existing and Proposed Site Layout • • Applicant supplied photographs (22/10/2025) • • Preliminary Roost Assessment (Oak Ecology, January 2026) 		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		
Recommend Refusal		
Holding Objection - Further information required		✓
REASON FOR RECOMMENDATION:		
<ul style="list-style-type: none"> • A Preliminary Roost Assessment completed by Oak Ecology in January 2026 has been submitted with the application which is accepted and briefly outlined below. • Bats – Potential Roost Features (PRFS’s) were identified within the lifted wooden cladding, fascia board, missing mortar and brick providing cavities. Therefore, the building has been classed as moderate potential for roosting bats and requires a minimum of two presence/likely absence surveys between May and September. The surveys should be spaced at least three weeks apart. • If bats are recorded, mitigation and compensation measures including specifications will be required on architectural drawings to ensure their long-term retention. 		

- **There is a holding objection until further bat surveys are completed and any associated mitigation or compensation measures received.**
 - The ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.
- BNG Specific**
- Mandatory BNG does not apply as the application is a ‘Self-build and custom build development’.

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.

