

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00222/HOU
ADDRESS	Mythe Farm Pinwall Lane Pinwall Atherstone Leicestershire
DESCRIPTION OF DEVELOPMENT	Extensions and alterations to dwelling to include a new rear porch, single storey side extension and a double garage with store.
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	27 March 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Site Location and Block Plans: 22 • Existing Ground Floor Plans: 02 • Proposed Roof Plans and Elevations: 19 • Great Crested Newt Survey (Ecologyia, August 2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The proposal is for extensions to the existing dwelling to include a new porch and single storey side extension. • The application site is situated is surrounded by mature trees, hedgerows and agricultural fields which connect out to the wider countryside including pockets of woodland and the River Sence providing foraging and commuting routes for bats. • The development will require alterations to the existing roof, impacting on the existing roof void, soffits and tiles. Bats are particularly associated with the roof structures of buildings including gables, eaves, soffits and flashing, but may also be present in crevices such as stone, brickwork or cavity walls providing potential access and suitability for roosting bats.	

- Therefore, a Preliminary Roost Assessment for bats will be required of the building.
 - **There is a holding objection until this is supplied.**
 - 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.
 - A Great Crested Newt Survey (Ecologyia, August 2025) and update by MPC Planning has been received with the application.
 - The Ecologyia, August 2025 report stated that GCN populations in P1 and P2 have declined and that a series of mitigation measures were outlined in the report and should be followed.
 - The current application will require the removal of an ornamental pond containing fish identified as being poor suitability for supporting GCN. The mitigation measures outlined in the 2025 report are still applicable to this application and should be followed. **Please see recommended Conditions.**
- BNG Specific**
- Mandatory BNG does not apply as the application is a 'householder application'.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- **ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS** "All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (Ecologyia Ltd., August 2025) and the Great Crested Newt Survey & Recommendation Report (Ecologyia Ltd., August 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECOW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."
- Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

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.

