

From: Ellie Jones <elliejones@macdonaldplanningconsultancy.com>
Sent: 06 October 2026 10:37:59 UTC+01:00
To: "Zahra Jam-Rotbeh" <Zahra.Jam-Rotbeh@hinckley-bosworth.gov.uk>
Cc: "Gaynor Harris" <Gaynor.Harris@profilelogistics.co.uk>; "Charlotte Turner" <Charlotte.Turner@profilelogistics.co.uk>; "Christopher Smith" <chris@bat-survey.co.uk>
Subject: FW: FW: 26/00718/FUL_ Frith House Farm
Attachments: 376_PL-02_Existing Floor Plan.jpg, 376_PL-03_Existing Elevations.jpg

Hi Zahra

Thank you for your email attaching the ecology consultation response.

The applicant's ecologist has responded to the query raised over the bat survey. The detailed email response from Chris Smith dated 6th October 2026 is set out below and the plans referred to are attached.

The application is for a conversion scheme. There are no extensions proposed to the building nor are there any alterations proposed to the roof.

With regard to the query raised over mandatory BNG, the retaining wall indicated on the Proposed Floor Plan 376 PL-04B is an existing site feature and this is clearly shown on the Existing Floor Plan 376 PL-02. The existing landscaping is being retained. The application is for a conversion scheme with no new extensions. On that basis, this is considered to fall within the de minimus exemption.

It is also worthwhile highlighting that the application was validated on 10th August 2026. This post - dates the new BNG exemption relating to sites up to 0.2Ha. The application site falls well below 0.2Ha and thus also falls within this exemption.

Hopefully this answers the queries raised and the application can proceed to a favourable determination.

Kind regards

Ellie Jones

From: Christopher Smith [mailto:chris@bat-survey.co.uk]
Sent: 06 October 2026 09:03
To: Ellie Jones
Subject: Re: FW: 26/00718/FUL_ Frith House Farm

Good Morning Ellie,

Ok to start with my Natural England license details are on the front page of the report so I presume the Planning Ecology Officer simply failed to read the front page.

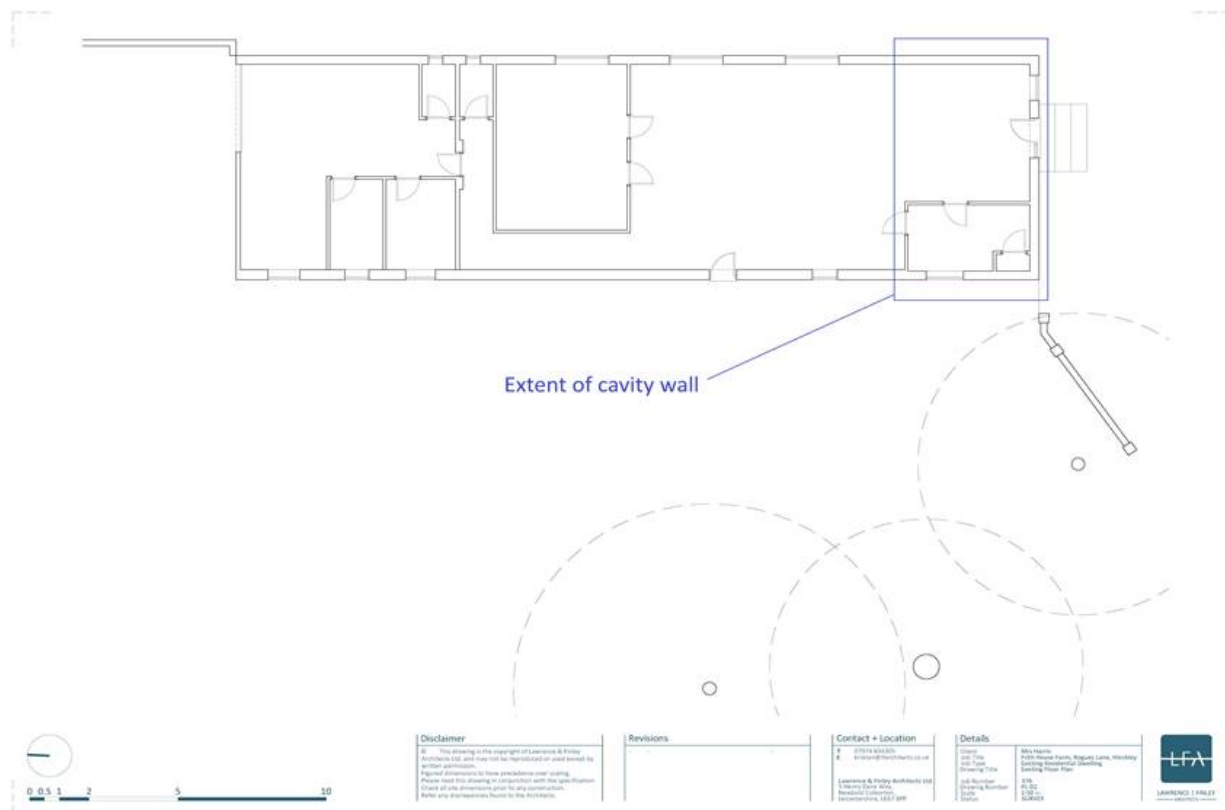
As stated in the report the cavity is narrow but it does extend across the part of the building where an extension has been constructed in the past. I have shown on the attached plans the extent of the cavity wall and the location of the missing bricks, which occur, as stated in the report, where a steel has been inserted when the building was extended. The cavity wall therefore extends towards the southern gable is not filled with insulation but is narrow. The proposal is to retain this access so emergence surveys are not considered necessary as the bat roosting will be retained.

The bat roosting is on the eastern elevation and therefore not suitable for hibernating bats which require an area where there is no solar gain so that body fat is retained and not used to control body temperature, something that is necessary on all walls where there is solar gain.

Yes the Bat Conservation Trust Guidelines state that two emergence surveys are required to give confidence in a negative result however that is irrelevant here as the bat roosting is being retained. Therefore a negative result is not required.

Regards

Chris



Kind Regards,

Zahra Jam-Rotbeh

Planning Officer (Development Management)

**Hinckley & Bosworth
Borough Council**

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From: Ellie Jones <elliejones@macdonaldplanningconsultancy.com>
Sent: 24 September 2026 12:07
To: Zahra Jam-Rotbeh <Zahra.Jam-Rotbeh@hinckley-bosworth.gov.uk>
Subject: FW: 26/00718/FUL_Frith House Farm

Hi Zahra

Just chasing up my email from last week – copy below.

Is there an update for the applicant?

Kind regards

Ellie

From: Ellie Jones [<mailto:elliejones@macdonaldplanningconsultancy.com>]
Sent: 15 September 2026 09:33
To: 'zahra.jam-rotbeh@hinckley-bosworth.gov.uk'
Cc: Gaynor Harris (Gaynor.Harris@profilelogistics.co.uk); Charlotte Turner (Charlotte.Turner@profilelogistics.co.uk)
Subject: 26/00718/FUL_ Frith House Farm

Hi Zahra,

I refer to the above planning application and wondered if you have had opportunity to review the details yet and have an update for the applicant?

I can see that highways, ES Pollution and LCC Minerals have all returned no objection/no comment so far. From what I can see the public consultation period expires tomorrow.

Are we on track for a delegated planning permission on this one by 5th October?

Kind regards,

Ellie

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