

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00927/HOU
ADDRESS	Greenleaves Pinwall Lane Pinwall Leicestershire CV9 3PE
DESCRIPTION OF DEVELOPMENT	Two storey side extension with balcony, dormer to the rear elevation and extension to the existing garage.
PLANNING CASE OFFICER	Gwion Russell
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	08 April 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Rebuttal document – Sherwood Ecological (March 2026) • Preliminary Roost Assessment - Sherwood Ecological (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:	
• The rebuttal document submitted provides additional rationale supporting the conclusion that the building is of negligible suitability for roosting bats and includes the previously requested Natural England bat licence reference number. • The nature of the proposed works is extensive, albeit forming a householder application. However, the rebuttal reiterates that an appropriate survey methodology was undertaken and that professional judgement has been applied, in reference to section 5.2.44 Bat Surveys for Professional Ecologists: Good Practice Guidelines. • The rebuttal clarifies the reasoning for categorising the building as being of negligible bat roosting suitability, informed by site observations. These include the identified PRFs not providing suitable shelter for bats, an absence of noticeable interstices, the assessment of the internal roof spaces, and the presence of modern breathable roofing membrane. Ultimately reducing the likelihood of bats using the building. Therefore, no further bat surveys are required. • However, given the suitability of the surrounding habitat, the following informative is recommended to be attached to any planning permission.	

Nesting Birds: - The mitigation measures for nesting birds set out in Section 6.2 of the submitted report are required to be adhered to, alongside the installation of the recommended sparrow terrace. We recommend applying the below condition. Lighting: - To minimise potential impacts of artificial lighting on boundary vegetation, any external lighting should be designed to avoid light spill onto vegetated boundaries. Lighting should be baffled, directional and positioned at a low level, where practicable, rather than installed at eaves height. Enhancements: - In line with the National Planning Policy Framework (NPPF), the application must demonstrate measurable net gains for biodiversity. Opportunities to enhance the site are available via utilising the trees onsite, as per the rebuttal document. The location must be suitable, for example bat boxes should be at least 4 meters above ground and bird boxes at least 2 meters above ground. Any enhancement measures need to be shown on all relevant submitted plans, including details of the make/model, installation height and location. - If the trees onsite are of a suitable height for the recommended enhancements and within the application site, please see the below suggested worded condition is recommended.
ANY RECOMMENDED CONDITIONS TO BE APPLIED: - The development hereby approved shall be implemented in strict accordance with Section 6.2 of the Preliminary Roost Assessment (Sherwood Ecological, January 2026). - No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one woodcrete bat box and one woodcrete bird box situated onsite. Any enhancement measures need to be shown on all relevant submitted plans, including the make/model and their locations. All works are to proceed strictly in accordance with the approved scheme.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED: The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)

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.

