
From: planning.ecology@planning.leics.gov.uk
Sent: 11 September 2025 16:07
To: Sophie Iliffe; Planning Folder New
Subject: Response To Application Number 25/00217/HOU at Woodside Little Lane
Desford Leicester Leicestershire
Attachments: Response_2025-00217-04-R2.pdf
Categories: Shaun

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00217/HOU
ADDRESS	Woodside Little Lane Desford Leicester Leicestershire
DESCRIPTION OF DEVELOPMENT	Single storey front, side and rear extensions, oak framed porch and hip to gable loft conversion with rear dormer and detached double oak framed garage.
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	11 September 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
Bat Scoping Survey - Pear Tree Ecology (Aug 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 Bat Scoping Survey by Pear Tree Ecology (Aug 2025) has been viewed and noted no bats were identified to be emerging or entering the; dwelling, timber and corrugated roofed garage, nor the onsite ash tree (T1). T1 was also found to lack any potential roosting features for bats. - Therefore, all structures were found to be classified as being of negligible roost potential. As such, no further ecology surveys are required. - Enhancement measures have been stated within Section 5 of the report, and include the installation of a bat brick to be integrated into the proposed new build. Therefore, at least one (but is not limited to) integrated woodcrete/integrated bat box on the new build is required, as per Section 5 of the report. - Any enhancement measures need to be shown on all relevant submitted elevation plans, including the make/model and their locations. We have a holding objection until this is supplied.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
- Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person. - All planting should be composed of native species.
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.

