

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00655/HOU
ADDRESS	28 Main Road Bilstone Nuneaton Leicestershire CV13 6NG
DESCRIPTION OF DEVELOPMENT	Proposed two storey side extension, alterations to front boundary wall and hardstanding to driveway
PLANNING CASE OFFICER	Gwion Russell
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	15 September 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Supplementary Site Photos – 1/9/2026	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The submitted photographs provide a helpful overview of the gable end of the dwelling. However, the works will require the removal and/or disturbance of roof tiles where the proposed extension joins the existing building. Additionally, the proposed works tie into the existing roof structure and may impact any roof voids. The photographs do not provide sufficient ecological information to assess the potential presence of bat roosting features within the roof structure, nor any information regarding the condition of any internal roof voids. • The site is also located adjacent to agricultural fields with mature trees and hedgerows, which provide suitable bat commuting and foraging habitat. This is further supported by records of bats associated with similar buildings in the local area. • Given the nature of the proposed works and the potential for impacts on roosting bats, the current condition and suitability of the existing dwelling should be assessed by a suitably qualified ecologist prior to determination of the application. • Therefore, our previous ecological comments remain unchanged.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	

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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
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IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
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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.

