

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01151/HOU
ADDRESS	36 Barton Road Market Bosworth Nuneaton Leicestershire CV13 0LQ
DESCRIPTION OF DEVELOPMENT	Erection of a first floor side and front extension, two storey rear extension and alteration to the roof to create an additional storey and the installation of render and cladding
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	02 January 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Existing Plans – Dwg No. 01A (Sept 2023) • Proposed Plans – Dwg No. 19A (Nov 2025) • Application Form (Dec 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 proposed development comprises a first-floor side and front extension, a two-storey rear extension, and alterations to the roof to create an additional storey. The site is located within a rural setting and includes a large garden with mature trees extending into the surrounding agricultural landscape, consistent with the character of nearby dwellings. Bats: • The works involve significant alterations to the existing dwelling, including impacts to the roof, roof void, soffits, tiles, and brickwork. Bats are commonly associated with roof structures such as gables, eaves, soffits, and flashing, and may also utilize crevices in stone, brickwork, or cavity walls for roosting.	

- Given the nature of the proposed works and the suitability of the surrounding habitat, a Preliminary Roost Assessment (PRA) is required to assess the building for potential bat roosting features and other ecological constraints.

Great Crested Newts (GCN):

- This proposed development site is also within 100m of two probable Great Crested Newt (GCN) ponds. Suitable terrestrial habitats for GCN are present, linking the pond to the development site and providing good habitat connectivity e.g., hedgerows and mature gardens.
- Given the site's proximity, habitat suitability and connectivity, the ecological assessment must scope in GCN and provide recommendations for further survey, if required.

Scope of the ecological survey:

- Internal and external inspection of the building.
 - Photographs of any potential roost features (PRFs), with locations clearly marked on annotated images showing the entire building and cardinal directions.
 - Clear justification for assigning roost potential (negligible, low, medium, or high) and recommendations for any further surveys.
 - Assessment of potential for other protected species, including Great Crested Newts (GCN).
 - Identification of habitats onsite that may support protected species and assessment of any likelihood of direct or indirect disturbance.
 - Clear justification for any next steps, including targeted surveys such as Habitat Suitability Index (HSI) or eDNA testing, where appropriate.
 - Details of any proposed mitigation, licensing requirements or enhancement measures for protected species.
- Please note that ODPM Regulations require ecological surveys to be submitted prior to the determination of a planning application.

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.

