

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00490/HOU
ADDRESS	Elstree Ratby Lane Markfield Leicestershire LE67 9RJ
DESCRIPTION OF DEVELOPMENT	Partial demolition of existing garage, single storey rear extension, first floor extension with dormer windows and erection of detached garage to the rear.
PLANNING CASE OFFICER	Gwion Russell
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	24 August 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• n/a • Existing Ground Floor & Roof Plan – Drawing No. P020 (28/05/2026) • Existing Elevations – Drawing No. P030 (28/05/2026) • Proposed Site and Roof Plan – Drawing No. P100 (28/05/2026) • Proposed Ground Floor & First Floor Plan – Drawing No. P110 (28/05/2026) • Proposed Elevations – Drawing No. P120 (28/05/2026) • Proposed Garage Elevations – Drawing No. P121 (28/05/2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The proposed works consist of the partial demolition of existing garage, single storey rear extension, first floor extension with dormer windows and erection of detached garage to the rear. • Sited on the outskirts of an urbanised area adjacent to agricultural fields and mature hedgerows which extend out into the wider landscape. Therefore, offering suitable commuting and foraging habitat for protected species, such as bats and birds. • Bats are particularly associated with the roof structures of buildings including gables, eaves, soffits and flashing, but may also be present in crevices such as stone, brickwork or	

cavity walls. The proposed works include significant alterations the roof structure, roof tiles, ridge tiles and any roof voids. All of which may provide suitable roost features for bats.

- Given the nature of the works and suitability of the surroundings, a Preliminary Roost Assessment (PRA) is required to assess the building and garage for potential bat roosting features and nesting birds. It is understood that no trees are proposed for removal as part of the development. Should this change, the trees will need to be included within the scope of the ecological assessment.
- The PRA can take place any time of the year. This must be completed by a suitably licenced ecologist and the Natural England bat licence reference number of the surveyor(s) be provided.
- Scope of the ecological survey (but is not limited to):
 - Internal and external inspection of the existing building
 - Photographs of any potential roost features (PRFs), with locations clearly marked on annotated images showing the entire building and cardinal directions.
 - Layout of the roof void marked on an annotated illustration or a roof plan, including any separations (clearly labelled, e.g. roof void 1a, 1b, 1c)
 - Clear justification regarding the assessment of the structures roosting potential (negligible, low, medium, or high) and recommendations for any further surveys.
 - Identification of habitats onsite that may support protected species and assessment of any likelihood of direct or indirect disturbance.
 - Details of any proposed mitigation, licensing requirements or enhancement measures for protected species.
- Enhancements: In line with the National Planning Policy Framework (NPPF), the application must demonstrate measurable gains for biodiversity. The ecologist should recommend enhancements such as bat and bird boxes, specifying the make/model and location, and include these on annotated images or elevation plans.
- We have a holding objection. Please note that ODPM Regulations require protected species surveys to be submitted prior to 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.

