

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00419/P3CQ
ADDRESS	Folly Farm Shilton Road Kirkby Mallory Leicestershire LE9 7QL
DESCRIPTION OF DEVELOPMENT	Prior approval for the change of use (Class Q) of an agricultural building to a single dwellinghouse
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	05 June 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
Preliminary Roost Assessment (prepared by Arbtech, dated 30/03/2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
We have reviewed the above ecology document as well as the Proposed Elevations (ref: J1009094-12), Existing Elevations (ref: J1009094-03), Planning Statement (prepared by The Rural Planning Co.), Location Plan (ref: J1009094-01, RevA), Block Plan (ref: J1009094-11, RevA), Barn Survey (prepared by Geomex Ltd, dated 24/11/2025), Conversion Method Statement (prepared by The Rural Planning Co.) and Application Form. We are satisfied with the information provided and have no comments to make. Recommended conditions and informatives are included below.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
Adherence to Report Recommendations - The development hereby approved shall be implemented in strict accordance with the further surveys and mitigation measures/ recommendations as stated within Preliminary Roost Assessment report. Ecological Enhancements - The development shall incorporate at least one bird box and one bat box within the building. Once installed, and prior to the first occupation of the	

dwelling, photographs of the bird and bat boxes in situ shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the bird box and bat box shall be retained in situ in perpetuity and made available at all times fit for its designated purpose.
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, and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. 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. - Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration or vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)
N/A

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.
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