

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00927/HOU
ADDRESS	Greenleaves Pinwall Lane Pinwall Leicestershire CV9 3PE
DESCRIPTION OF DEVELOPMENT	Two storey side extension with balcony, dormer to the rear elevation and extension to the existing garage.
PLANNING CASE OFFICER	Gwion Russell
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	03 November 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• N/A • Existing Plans – Dwg No. 005, 007 (Feb 2025), 013, 014 (Oct 2024) • Proposed Plans – Dwg No. 009, 012, 010 (Feb 2025), 015 (Oct 2024)	
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 include a storey side extension with a balcony, loft extension, rear dormer and extension to the existing garage. • The site is located within a rural area with mature trees and hedgerows leading out into the wider agricultural landscape, nearby ponds and the River Sence. All of which offer suitable habitat and commuting corridors for 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 of the dwelling and garage, affecting the existing roof line, roof void, eaves, soffits and tiles, all of which may provide access and suitability for roosting bats. • Therefore, based on the nature of the works and surrounding habitat, a Preliminary Roost Assessment (PRA) is required on the dwelling and garage. The PRA should be completed by a suitably licenced ecologist and can occur any time of the year.	

• The PRA should include the following: - Internal and external assessment of the building(s) - Photographs of any potential roost features (PRFs) and the locations clearly illustrated on an image, showing the entire building for context (including cardinal directions) - Clear justification regarding the assessment of the structures as negligible, low, medium or high roost potential and any recommended further survey - Assessment of the potential for other protected species - Any mitigation/enhancements being offered for protected species • In line with the NPPF, the application must demonstrate measurable net 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. • 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.
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