

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01155/HOU
ADDRESS	11 Redmoor Close Market Bosworth Nuneaton Leicestershire CV13 0NZ
DESCRIPTION OF DEVELOPMENT	First floor side extension over garage and single story side extension
PLANNING CASE OFFICER	Gwion Russell
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	08 July 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Location Plan • Existing Elevations • Proposed Elevations • Protected Species (Bat) Surveys (BJ Collins, June 2026) • Ecologist Correspondence (June 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
There has been further information submitted by the projects ecologist in relation to comments provided by Leicestershire County Council Ecology on (26/05/2026) with an updated response below. • A Protected Species (Bat) Surveys report has been completed by BJ Collins in June 2026 and additional information supplied via email which is now accepted and reasons outlined below. • A Preliminary Roost Assessment found evidence of bat droppings within the roof void and sent for analysis concluding Brown long-eared bat. The building has been classed as 'low'	

bat roost potential and subject to one emergence survey, this is in accordance with Table 4.1 and section 4.3.6 of the BCT Guidelines 2023. • No bats were found entering or exiting the building. • The potential access point and associated droppings are located on the eastern gable. • It has been clarified only the western gable will be impacted on during the works by lifting some roof tiles to tie into the roof timbers. The ecologist states given the small level of impact a single visit was proportionate to provide confidence of an absence of roosting bats. • Given this further justification, the report is accepted and no further surveys are required. However, the building does have potential to support bats, and the applicant should be made aware that if during works, bats are found, an ecologist should be called for further advice. Please see recommended Informatives. BNG Specific • Mandatory BNG does not apply as the application is a 'householder application'.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• Bats - All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CRoW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.

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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