



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00888/HOU	
ADDRESS	15 Groby Road Ratby Leicester Leicestershire LE6 0LJ	
DESCRIPTION OF DEVELOPMENT	Single storey side and link extension, loft conversion with increased roof height, conversion of existing coach house to annexe, erection of timber framed car port, new entrance gates and associated works	
PLANNING CASE OFFICER	Zahra Jam-Rotbeh	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Richard Kelly	
DATE OF COMMENTS	08 December 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
<ul style="list-style-type: none"> • Application Form • Site Location Plan • Existing Block Plan • Proposed Block Plan • Existing Roof Plans • Proposed Roof Plans • Arboricultural Method Statement (Arbtech, July 2025) • Preliminary Roost Assessment (ECO 360, November 2025) 		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		
Recommend Refusal		
Holding Objection - Further information required		✓
REASON FOR RECOMMENDATION:		
<ul style="list-style-type: none"> • A Preliminary Roost Assessment completed by ECO 360 in November has been submitted with the application which is accepted and key points raised below. <p>Bats</p> <ul style="list-style-type: none"> • The main building, garage and trees were assessed for their bat roost potential. The main building is classed as 'moderate' potential and should be subject to two emergence surveys between March-September inclusive. 		

- The garage was classed as ‘high’ potential due to the discovery of a bat dropping (confirmed roost) and should be subject to three emergence surveys between May-August.
 - Tree 17 should undergo further assessment by a suitably qualified ecologist before felling.
 - This is in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (2023).
 - **There is a holding objection until these further surveys are untaken.**
 - It must be noted, if a bat roost is confirmed following the surveys the ecology report should detail mitigation measures and any temporary or permanent habitat replacement clearly shown on architectural drawings.
 - The ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.
 - **Birds** – No birds nest were discovered during the survey; however, the surrounding vegetation does provide nesting habitat. If vegetation clearance is required, this should be undertaken outside of the bird nesting season. Please see recommended Informatives.
- BNG Specific**
- Mandatory BNG does not apply as the application is a ‘householder application’.

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- **Nesting Birds** - 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.

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.

