

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00287/FUL
ADDRESS	17 Ormes Lane Ratcliffe Culey Atherstone Leicestershire CV9 3PB
DESCRIPTION OF DEVELOPMENT	Demolition of the existing dwelling and garage and the erection of a replacement self-build dwelling, new detached garage, ancillary garden outbuilding, outdoor swimming pool and freestanding solar panels.
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	11 May 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• A Preliminary Bat Roost Assessment (PRA) and Bird Survey - RICS (March 2026) • Existing Plans – PL-02, PL-03, PL-04 • Proposed Plans – PL-11C Rev C, PL-25B Rev B, PL-26A Rev A, PL-24D Rev D, PL-24C Rev C, PL-23C Rev C	
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 demolition of the existing dwelling and garage to be replaced with a self-build dwelling, detached garage, outbuilding, outdoor swimming pool and freestanding solar panels. Sited on the outskirts of Ratcliffe with good habitat and forging connectivity for protect species, such as bats. • A Preliminary Bat Roost Assessment (PRA) and Bird Survey has been reviewed. This identified the dwelling as having high roosting suitability and the garage as having moderate roosting suitability. • Therefore, to assess for presence or absence of bats in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023), at least three emergence surveys are required to be carried out on the dwelling and at least two on the garage. Such surveys are required be completed during the optimum activity	

season (01 May – 31 August) and spread at least three weeks apart. A third survey should be completed if bats are identified to be emerging from the garage.

The emergence survey must:

- Be completed by a suitably licensed ecologist and the Natural England licence reference number of the surveyor(s) provided.
 - Clearly identify bat emergence and re-entry points, which should be shown on annotated survey plans or images, including the full extent of the building and cardinal directions; and
 - Provide clear details of any proposed avoidance measures, mitigation, licensing requirements, and enhancement proposals relevant to protected species.
- We therefore maintain a holding objection. The applicant is advised that ODPM Circular 06/2005 requires that protected species surveys and assessments be submitted prior to determination of planning applications.
 - Biodiversity Enhancements: In line with the National Planning Policy Framework (NPPF), the application must demonstrate measurable net gains for biodiversity. The ecologist has recommended integrated bat boxes, their proposed location and suggested models (see Pages 20-23). These enhancements are accepted and must be adhered to.
 - Lighting: To minimise potential impacts of artificial lighting on boundary vegetation, any external lighting should be designed to avoid light spill onto vegetated boundaries. Lighting should be baffled, directional and positioned at a low level, where practicable, rather than installed at eaves height.
 - Birds: No nesting birds were identified however, considering the works include works to the surrounding vegetation, the following informative is required to be attached to any permission.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- 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.
- All new planting should be composed of native species. All new planting should be composed of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database.

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.

