

**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

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| <b>COUNTY, DISTRICT OR BOROUGH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Hinckley and Bosworth Borough Council                                                                                      |
| <b>APPLICATION NUMBER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 25/00766/HOU                                                                                                               |
| <b>ADDRESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Dovecott Barn Ravenstone Farm Main Street Higham<br>On The Hill Nuneaton Leicestershire CV13 6AH                           |
| <b>DESCRIPTION OF DEVELOPMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Installation of four conservation style roof lights,<br>demolition of the rear wall and a single storey rear<br>extension. |
| <b>PLANNING CASE OFFICER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Sophie Iliffe                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                            |
| <b>DEPARTMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Ecology                                                                                                                    |
| <b>PLANNING ECOLOGY OFFICER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Michael McCoy                                                                                                              |
| <b>DATE OF COMMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 29 September 2025                                                                                                          |
| <b>ECOLOGICAL DOCUMENTS REVIEWED:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                            |
| <ul style="list-style-type: none"> <li>• Preliminary Bat roost &amp; Bird Survey (C.Smith, RICS, 2025)</li> <li>• Bat Mitigation Strategy &amp; Enhancements (C.Smith, RICS, 2025)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                            |
| <b>SUMMARY RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                            |
| No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                            |
| No objection (for recommended conditions or informatives- see below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                            |
| Recommend Refusal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                            |
| Holding Objection - Further information required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓                                                                                                                          |
| <b>REASON FOR RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                            |
| <ul style="list-style-type: none"> <li>• We have reviewed the above documents and need further clarification.</li> <li>• The <b>Preliminary Bat roost &amp; Bird Survey (C.Smith, RICS, 2025)</b> states that the “<i>Bat roosting opportunities where the extension is to be built; High</i>” (page 11) &amp; “<i>Three emergence surveys are necessary to determine if bats are using these areas as a place of shelter</i>” (page 10). However, only two emergence surveys have been completed. – Further justification is needed on why only two emergence surveys were completed instead of three.</li> <li>• The <b>Bat Mitigation Strategy &amp; Enhancements (C.Smith, RICS, 2025)</b> is based on a different application in Warwick, further information should be provided on enhancements proposed for the current application.</li> <li>• As per the previous comments:</li> <li>• “<i>The ‘Preliminary Bat Roost Assessment and Bird Survey (C.Smith, RICS, 2025)’ mentions there were bird nests on site, however, the report does not mention any details of what</i></li> </ul> |                                                                                                                            |

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| <p><i>species and where they were located.</i></p> <ul style="list-style-type: none"> <li>• <i>The aerial images are not clear in showing where the surveyors and entry points were relative to the property due to the shading Can clearing images be shown.</i></li> <li>• <i>Justification is needed to ensure that climatic conditions will not change around the place of shelter for bats which could adversely impact roost suitability". – This is important as we need to ensure that the bat roost will not be altered in any way otherwise a bat licence will be required and further mitigation will need to be submitted to ensure this will be licensable.</i></li> </ul>      |
| <b>ANY RECOMMENDED CONDITIONS TO BE APPLIED:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>• Prior to the commencement of works, a Method Statement is required to be submitted to the LPA for review. The method statement is to include the responsible person overseeing sensitive works and timing of works to avoid harm to roosting bats &amp; nesting birds.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                   |
| <b>ANY RECOMMENDED INFORMATIVES TO BE APPLIED:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"> <li>• 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.</li> </ul> |
| <b>IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| (Please confirm which condition(s) is/are being discharged)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>• N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**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<br>Biodiversity Duty<br>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)                                                                                                           |

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|                                                                                                         | 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 | <p>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.</p> <p>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.</p> |

