

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00861/FUL
ADDRESS	174 Newbold Road Barlestone Nuneaton Leicestershire CV13 0DT
DESCRIPTION OF DEVELOPMENT	Demolition of existing dwelling and construction of replacement self-build dwelling
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	22 July 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Bat Emergence Report – Eco 360 (June 2026) • Proposed Plans - 248-02 – Rev D	
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 plans have been revised to include the installation of solar panels and other minor adjustments. Following the assessment of moderate roosting potential subsequent emergence surveys have been completed. This identified a single Common Pipistrelle emerging from beneath the roof tiles adjacent to the chimney on the eastern elevation of the building and was deemed to be an occasional day roost. • Given the confirmed roost, it is agreed a Bat Licence from Natural England will be required prior to any works and the recommended informative regarding this should be attached to any consent. • The timing of works and the working methods, including supervision of the works as recommended in Section 6.1 of the report must be adhered to. • We have outstanding comments which need to be addressed. As advised in our previous comments, local requirements should be reviewed before completion of surveys to ensure the ecologist is suitably licensed. It should be noted some local planning authorities (LPAs) have specific requirements regarding the licensing of ecologists undertaking bat surveys for planning purposes. When assessing bat survey work it is	

important the ecologists carrying out the work have sufficient training, as stated within Section 2.5.1 and 2.5.6 of the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition. Therefore, further information is required regarding any relevant training, experience and licenses of the surveyors and/or the licensed ecologist who supervised the survey. This information was not provided within either the Preliminary Roost Assessment (PRA) or the Emergence Survey Report. • The mitigation proposes the loss of the roost will be compensated by a replacement roost. To ensure that the bats are not left without a roost during the construction phase installation of a temporary roost should be provided prior to the works being carried out. While the report proposes the installation of a bat box before works begin, the existing dwelling is to be demolished as part of the development. Therefore, a pre commencement bat box should be provided within a suitable location onsite that is not to be disturbed whilst works are being completed. • A permanent replacement roost is also required to ensure appropriate compensation for the loss of the existing roost, as stated in the report. This should consist of a preferably integrated bat box within the new building, located on the same elevation as the original roost at an appropriate height. • To address this, the report should: - Advise the bat box type, specification (e.g. make and model), and intended function (i.e. whether they serve as mitigation, compensation, or enhancement) of both pre commencement and replacement roost features - Provide a clear illustration (elevation drawing or annotated plan) showing the location of all the proposed bat boxes. • A swift box has also been proposed on the Landscaping plan, please note previous comments (dated 14 October 2025) to ensure this is included within the revisions, if there is a suitable location for the swift boxes to be positioned as well as the bat box. Groups of swift boxes are preferable given their nesting behaviours.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• This development will require a bat license from Natural England to make it lawful. You must be aware that to proceed with the development without first obtaining a licence could result in prosecution.
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.

