

143 The Park
Market Bosworth
Nuneaton
CV13 0LP

Report Reference: BG25.481
Friday, 24 October 2025

Dear Laura,

RE: Biodiversity Enhancement Scheme (BES) to Discharge Condition 3 of the Granted Planning Application (24/01147/HOU) for the Proposed two storey side extension, single storey rear extension, front ground floor and front first floor dormer window extension at the site known as 143 The Park, Market Bosworth, Leicestershire (Grid ref: SK 41395 03294).

Introduction

This BES document has been prepared pursuant to Condition 3 of the granted planning application (24/01147/HOU) for the Proposed two storey side extension, single storey rear extension, front ground floor and front first floor dormer window extension. Condition 3 states:

"Prior to any works above slab level a Biodiversity Enhancement Scheme has been submitted to, and approved in writing by, the Local Planning Authority. Enhancements should include, but is not limited to, bat boxes, and their make/model and locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme prior to the first use of the scheme.

Reason: *In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the recommendations within the Bat Emergence and Re-Entry Surveys (submitted: 04.08.2025)."*

The following will be detailed within this strategy:

- a) Details of the location, number and design of the protected species boxes to be incorporated into the development.
- b) A timetable for their implementation.
- c) Details of the means of future maintenance.

The approved BES shall then be fully implemented in accordance with the agreed timetable and maintained in accordance with the approved details. This report draws upon the results of the Preliminary Ecological Assessment (PRA) undertaken by Arbtech (February 2025), and the subsequent Bat Emergence and Re-entry Surveys (BERS) undertaken by Arbtech (August 2025),

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Background

The site consists of a single residential dwelling (B1) with associated driveway and vegetated garden with area of lawn and shrubs. The site is located within a relatively rural setting, approximately 600m to the east of Market Bosworth. The landscape to the north and east of the site is dominated by agricultural land, consisting of pasture, scattered trees and hedgerows with parcels of woodland interspersed. Woodland and parkland are present to the south of the site, associated with Market Bosworth Country Park. Residential development associated with Market Bosworth is located to the west of the site, beyond which is further pasture, scattered trees, hedgerows, and woodland parcels.

It is understood that B1 was subject to a suite of bat surveys during 2011 by Ecolocation (report not available) which recorded a common pipistrelle (*Pipistrellus pipistrellus*) maternity roost (Roost 1) with a peak count of 27 individuals located within the loft void of B1 accessed from gaps along hipped tiles on the southwestern corner of the roof.

An updated Preliminary Roost Assessment (PRA) was undertaken by Arbtech (February 2025), during which no significant material changes to the building or loft void were recorded. A small scattering of bat droppings (approximately 5), attributed to common pipistrelle were recorded within the loft spaces. As a result, an updated suite of emergence / re-entry surveys comprising three visits were undertaken by Arbtech between May 2025 and July 2025 (August 2025). No roosts were recorded over the course of the updated survey.

While the updated survey failed to record any active bat roosts within B1, the Bat Emergence and Re-entry Report (BERS) produced by Arbtech states a Natural England Bat Licence is required before any works associated with B1 can proceed. This is based on the assumption that the common pipistrelle maternity roost which was recorded as being active 14 years ago, remains active despite the most recent emergence surveys (2025) showing the contrary.

During recent correspondence between Brindle and Green, the Planning Officer at Hinkley and Bosworth Borough Council, and the Planning Ecologist at Leicester County Council (detailed below), it has been decided that a Natural England Licence is not required. Instead, Reasonable Avoidance Measures (RAMs) are to be incorporated into the construction phase.

"The inclusion of the 'note to applicant', in our case an 'informative', referencing the EPS license serves to remind the applicant of their responsibilities and are advisory. Government guidance allows for an informative note to be added to the planning permission regarding bat licenses and the decision to determine the planning application lies with the delegated planning officer."

We understand from your email that you consider an EPS license isn't required for the works, given an active roost is not being disturbed. We note that this is a different position to the view that was taken by the previous consultant, Arbtech."

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Therefore, given the approved status of the application, it is welcomed that the applicant is willing to work to key ecological principles and provide roosting features within the final development, whilst meeting the requirements of Condition 3.” – Jemma Bett, Assistant Planning Ecologist, 8th October 2025.

Proposed implementation, Enhancement, and Maintenance

Bats

It is understood that B1 previously supported a common pipistrelle maternity roost (Roost 1), while it is considered that this roost is not longer active, there is a possibility (albeit highly unlikely) that bats are encountered during the proposed works. Therefore, it is important that the proposed works are undertaken in a sensitive manner, adopting a precautionary approach. The following recommendations should be incorporated into the construction phase.

- The works should be timed as to avoid the maternity season (May to September) and ideally undertaken during the transitional period (October / November or March / April).
- Contractors employed to undertake the demolition works will be briefed by a suitably qualified ecologist to ensure they are aware of appropriate working methods, and what to do in the unlikely event that a bat is identified. Receivers of the toolbox will sign to confirm receipt of the information, and this will be held on file for the duration of the works. Any new staff arriving on site during the build programme, will receive the toolbox talk as part of their site induction.
- Once the works commence, the roof should be subject to soft stripping, carefully removing roof tiles by hand and systematically checking that no bats are present on the underside or beneath the removed tile. This is particularly important at the location of the previously recorded roost (Appendix 1). All works associated with the roof must be undertaken under the supervision of a suitably qualified ecologist.
- While the works are being undertaken, care should be taken to avoid the use of unnecessary lighting facing B1. Works at night, or after sunset should be avoided if possible. Any lighting used during the development should be directed away from the north-western boundary with overspill less than 1lux (ideally 0) onto suitable habitats.
- **In the highly unlikely event that a bat is encountered during the works, all works must cease immediately in order to avoid an offence occurring. Advice should then be sought by a suitably qualified ecologist.**

In order to provide continued roosting opportunities for bats two Eco Kent Bat Boxes should be incorporated into the design of the renovation, to be in place prior to the commencement of works on the roof of B1. Due to the nature of the proposals, it is not possible to include these boxes at the southern elevation prior to works commencing. Therefore, these will be positioned at a similar height to the roost previously recorded in 2011 but positioned on the western elevation (Appendix 3). In the unlikely event that bats sporadically utilise B1, alternative suitable roosting provisions will be provided.

In addition to the bat box provisions, artificial lighting will be limited along all boundaries to prevent overspill on to the vegetation to the north and south of the site, which offer linear connective corridors for bat species.

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If security lighting is required as part of the scheme, the lighting must be faced in a downward direction away from boundary features, with light overspill less than 1lux. These will be set on a motion sensor to reduce impacts to local wildlife in accordance with 'Bats and Artificial Lighting' (Institute of Lighting Professionals, 2018).

Timetable for Implementation

Receptor	Enhancement Prescription	Stage of Implementation
Bats	• 2x Eco Kent Bat Box	During construction

Initial Aftercare and Long-Term Maintenance

Management will be undertaken following standard practice and the manufacturer's instructions for the perpetuity of the development. Once the boxes have been installed, the client will issue evidence of implementation to the Local Planning Authority within a statement of good practice. This statement must include specific details of the boxes implemented and photographic evidence demonstrating where that have been installed onsite.

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Derbyshire, DE6 4LY.

I trust the proposed enhancement measures are to be sufficient in discharging the relevant condition attached to this planning consent.

Yours Sincerely,

Dave Judson, MSc,
ACIEEM

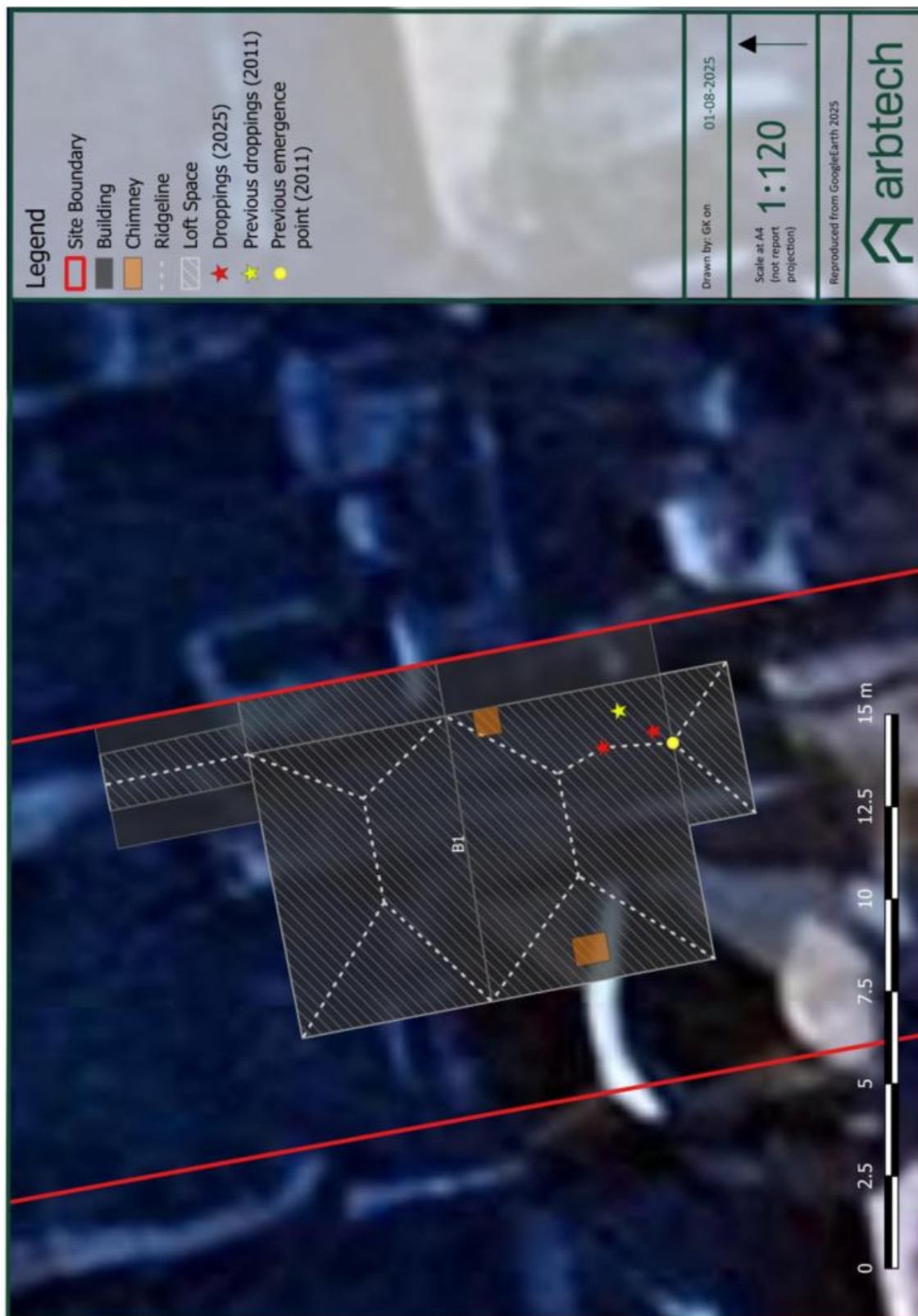
Consultant Ecologist
Brindle and Green Ltd.

Encl. Appendix 1, 2, 3 and 4.

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Appendix 1 – Survey Results from Arbtech (August 2025)



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Appendix 2 – Existing Elevations



Front S



Side E



Rear N



Side W

A3 Scale 1:100
0 1 2 5 10



EAVES
HOME
ARCHITECTURAL DESIGN

Client: L & S Pearson	Drawing Title: Existing Elevations		
Project: The Park	Scale: 1:100	Size: A3	Date: 11/11/24

Appendix 3 – Species Enhancement Plan



Appendix 4 – Proposed Bat Boxes

Artificial Refugia	
Bats	
	2x Eco Kent Bat Box to be installed on the Western elevation at a height of 3-5m above ground level.

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