

Site Name	Bradwardine Desford Lane Ratby Leicester Leicestershire LE9 2BQ	Advice Request	Ecology
Planning Ref	23/00723/FUL	Response Deadline	12 th September 2023
Planning Officer	Christopher Brown	Completed By	Dean LeFeuvre BSC MCIEEM
Date of Request	23 rd August 2023	Date of Issue	4 th September 2023

Stance: Object.

Dear Chris,

I am writing in respect of ecological matters for the above application advice request regarding the proposed demolishing and replacement of existing bungalow and stables and associated works.

I have reviewed the following documents on the Hinkley & Bosworth Borough Council's online planning portal.

- **Site Location Plan dwg No 1614, Site Layout dwg No 1614 Sheet 2 of 3, and Proposed Stable Block Dwg no 1614 Sheet 2.**

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) for existing protected species data and designated sites within the locality, which may incur potential impacts depending on the proposals. None of which were identified.

Due to the proposed demolition of the existing structures on site, additional information is required in relation to roosting bats. In the absence of this additional information (detailed below) I recommend refusal since it is not possible to conclude that the proposal will not cause an offence under The Conservation of Habitats and Species Regulations 2017.

For any planning application triggering the need for a bat survey, the following documents should be submitted to allow determination of the application:

1. A Preliminary Roost Assessment and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
2. A site plan showing any mitigation and enhancements being offered for bats (e.g. bat box locations, bat loft locations with measurements and internal details).
3. A lighting plan showing location and specification for any proposed lights on the site. The lighting plan should reflect the Bat Conservation Trust's Bats and Lighting in the U.K. guidance.

All bat surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with Natural England's Bat Mitigation

Guidelines. Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey clarifying how the sub-optimal survey is ecologically valid.

A list of consultants able to do this work is available on via the CIEEM website here: <https://events.cieem.net/RegisteredPracticeDirectory/Registered-Practice-Directory.aspx>.

The applicant should always check or request that the ecologist they select has the relevant protected species survey licences issued by Natural England. Without a valid survey licence, the report provided by an ecologist will not be considered adequate by the Local Planning Authority.

Yours sincerely,



Dean LeFeuvre BSc (Hons) MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)