Date: 13 March 2008
Our ref: B 5.7.50
Your ref: 07/01477/COU

Richard Wright
Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Block 7
Government Buildings
Chalfont Drive
NOTTINGHAM
NG83SN

Dear Mr Wright

**Conversation of Farm Buildings to B1 and B8 Use**

**Groby Lodge Farm**

Thank you for consulting Natural England on the above proposal. The further information was received on 25 February 2008.

The survey has been updated and we advise that you have sufficient information upon which to make a decision on this application. The results of the survey are that it appears that the roost, historically a maternity roost for brown long eared bats, has been abandoned. However as the was undertaken outside of the seasons when maternity roosts are present the ecologist has not been able to conclusively establish that the building is no longer a maternity roost. The consultant advises that a further survey is required in the summer to conclusively establish whether there is still a roost.

The applicant's ecologist has recommended a precautionary approach of proceeding on the basis that the roost is still present and is proposing to draw up a mitigation strategy on this basis. Ideally further surveys between mid june and July would be undertaken to ascertain the status of the roost and then an appropriate mitigation can be drawn up prior to this application being determined.

The application in its current form may require mitigation in excess of what is actually required. The information that has been submitted regarding the mitigation is quite brief and alone does not provide the planning authority with sufficient detail.

Our advice is as follows. Further surveys should be required in mid-June – July to clarify the status of the previously identified brown long eared roost. Following this an appropriate mitigation strategy should be produced and it should be possible to determine the application. If you choose to determine the application in its current form then you should be aware that this application will require mitigation which may be excessive. In its current form, if you decide to grant planning permission you should place conditions on the permission. These should be written to achieve the following:

Natural England
Head Office
1 East Parade
Sheffield S1 2ET

www.naturalengland.org.uk

Ensure that the applicant has to deliver mitigation as described in section 5 of the updated Assessment of the status of the Bat Roost (2008).

Ensure that further bat activity surveys are conducted in mid June – July and that any modifications to the mitigation strategy are made and agreed in writing with the LPA.

Please also attach a note to applicant reminding them that there is potential Barn Owl roost in Building E and that this species is protected.

Should you have any queries or concerns relating to the content of this letter, please contact the author at the above address.

Yours sincerely



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