

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00993/FUL
ADDRESS	Holywell Farm Desford Lane Ratby Leicester Leicestershire
DESCRIPTION OF DEVELOPMENT	Works to outbuilding to form dwelling
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	14 November 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Site Location Plan, Drg No. 25.335.OS_1:1250 • Part Block Plan, Drg No. 25.335.BP-1:500 • Site Layout, Sheet 1 of 3, Drg No. 25.335.01 • Site Layout, Sheet 2 of 3, Drg No. 25.335.02 • Proposed Elevations, Floor Plans, Sheet 3 of 3, Drg No. 25.335.03 • Biodiversity Net Gain Exemption Statement (Croft Ecology, October 2025) • Preliminary Ecological Appraisal (Croft Ecology, October 2025) • Preliminary Roost Assessment & Bat Emergence Survey Report (Croft Ecology, October 2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• A Preliminary Ecological Appraisal and Preliminary Roost Assessment & Bat Emergence Survey Report have been completed by Croft Ecology in October 2025 which is accepted and outlined below. • Bats – 2019 surveys of the building identified two day roosts of common pipistrelle bats. The 2025 emergence surveys concluded no emerging or re-entering bats. However, the	

building is in the same condition as 2019 survey and day roosts are common, the buildings are still considered to support two day roost of the species.

- **As such the Croft Ecology report recommends a Natural England bat licence will be required for works to proceed lawfully. Please see recommended Informatives.**
- The bat mitigation licence will require updated emergence surveys from the most recent active bat season (i.e. May-August). If works are to commence after May 2026, an ecologist should be consulted for advice.
- Mitigation will be required for the loss of the roosts. The Preliminary Roost Assessment & Bat Emergence Survey Report (October 2025) is proposing a series of mitigation measures in section 4.5 of the report which must be followed.
- The report is also proposing a pre-commencement 2F Schwegler bat box (or similar approved) to be sited on a tree northeast of the building in advance of the works (Figure 3). This is accepted.
- The report is also proposing an integrated bat box is installed within the new dwelling as a permanent compensatory roost. This needs to be clearly marked on plan including model and location.
- **There is a holding objection until this is received.**
- **Birds** – There is evidence of nesting swallows and wren. Demolition works will be required to be undertaken outside the bird nesting season which runs from March to August inclusive to avoid disturbing nesting birds. If this is not possible then a nesting bird check will be required by a suitably experienced ecologist no more than 24 hours prior to removal and active nests left in place until fledged. **Please see Informatives.**
- **GCN and Reptiles** – Two ponds and a small stream were subject to HSI assessments with the ponds later subject to GCN eDNA sampling which were returned negative. The derelict buildings offered some potential for sheltering and hibernating reptiles therefore it is recommended works proceed outside of the hibernation period (December to February in weather under 6 degrees) in accordance with section 4.5 of the Preliminary Ecological Appraisal.
- **Biodiversity Enhancements** – There will be a loss of swallow and wren nesting habitat as part of the works. Therefore, 2 swallow nest cups will be required to compensate and 1 open fronted nest box to provide a biodiversity net gain, as per the NPPF and NERC Act 2006. It is also recommended that landscaping includes native species of local provenance that will provide a range of plants to support pollinating insects as identified in the RHS plants for pollinators. **Please see recommended Conditions.**

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- **Landscape Enhancement Plan** - No development shall take place until a biodiversity enhancement plan has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least two swallow nest cups, and one open fronted bird box with the makes/models and their locations. The biodiversity enhancement scheme shall include planting of hedgerows and trees of native species of local provenance and species to attract pollinating insects as identified in the RHS 'Plants for Pollinators' database. Hedgerow mixes should include: 80% hawthorn (*Crataegus monogyna*), plus any one or more of the following: field maple (*Acer campestre*), dogwood (*Cornus sanguinea*), dog rose (*Rosa canina*) and holly (*Ilex aquifolium*). Any

enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• Bat Licence – As per the Preliminary Roost Assessment & Bat Emergence Survey Report (Croft Ecology, October 2025). This development will require a bat licence from Natural England to make it lawful. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution. • Nesting Birds - Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration or vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.

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.

