

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00766/HOU
ADDRESS	Dovecott Barn Ravenstone Farm Main Street Higham On The Hill Nuneaton Leicestershire CV13 6AH
DESCRIPTION OF DEVELOPMENT	Installation of four conservation style roof lights, demolition of the rear wall and a single storey rear extension.
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	11 September 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
Preliminary Bat Roost Assessment and Bird Survey (C.Smith, RICS, 2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
- We have reviewed the above documents along with 'Proposed Elevations, Drg No. 326 PL-05A' (LFA, 2025) & 'Proposed Floor Plan, Drg No. 326 PL-04' (LFA, 2025). - The plans provided are not overly clear on the extend of work to be completed. It is also difficult to orientate without the cardinal directions. Please can further information (such as labelling) on the works proposed be provided. - The 'Preliminary Bat Roost Assessment and Bird Survey (C.Smith, RICS, 2025)' mentions there were bird nests on site, however, the report does not mention any details of what species and where they were located. - The aerial images are not clear in showing where the surveyors and entry points were relative to the property due to the shading Can clearing images be shown. - Clarification is needed on 'bat notification system'. - Justification is needed to ensure that climatic conditions will not change around the place of shelter for bats which could adversely impact roost suitability.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	

• Prior to the commencement of works, a Method Statement is required to be submitted to the LPA for review. The method statement is to include the responsible person overseeing sensitive works and timing of works to avoid harm to roosting bats & nesting birds.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CROW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
• N/A

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.

