

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	26/00287/FUL	
ADDRESS	17 Ormes Lane Ratcliffe Culey Atherstone Leicestershire CV9 3PB	
DESCRIPTION OF DEVELOPMENT	Demolition of the existing dwelling and garage and the erection of a replacement self-build dwelling, new detached garage, ancillary garden outbuilding, outdoor swimming pool and freestanding solar panels.	
PLANNING CASE OFFICER	Sullivan Archer	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	26 August 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
• RICS - Preliminary Bat Roost Assessment and Bird Survey (Aug 2026)		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		✓
Recommend Refusal		
Holding Objection - Further information required		
REASON FOR RECOMMENDATION:		
• Revised plans have been viewed and show a reduction in roof height from the previous plans, alterations to the side elevations, revisions to footprint of the garage and small changes to the outbuilding. • The revised emergence survey (Preliminary Bat Roost Assessment and Bird Survey, Aug 2026) has been reviewed alongside the supplementary comments provided by the Planning Officer, which should be read in conjunction with the report. The additional information addresses our previous comments • Common pipistrelle bats were recorded emerging from three separate locations along the south elevation verge of the dwelling. These roosting locations were identified as day roosts. Given the confirmed roosts, it is agreed a Bat Licence from Natural England will be required prior to any works and the recommended informative be attached to any consent.		

• Bat Mitigation and Compensation Measures: Given the loss of a roost, suitable replacement roosts have been highlighted on an elevation illustration (based on Elevation Plan - PL-24F - Rev F, Aug 2026) within the Mitigation For Bats Section of the report. Should the side elevation plans be revised again, further comments will be required as this will affect the positioning of the current replacement roosts within the ecology report. • The report also provides details and locations of receptor sites (pre-commencement roosting opportunities) to ensure bats are not left without roosting provision during the construction phase. The above measures are considered appropriate and must be implemented as set out in the report. • The Method of Working has also been revised and must be adhered to. The following condition is therefore recommended. • To note, the requirements for licensing are reviewed by Natural England, nevertheless the role and responsibility of Local Planning Authorities (as the competent authority) in respect of European Protected Species are laid out in the document “Natural England Guidance note: EU protected species and the planning process” (2010). As such, we must have confidence that the three tests are satisfied before supporting a planning application; and this document states that we “must form a view on the likelihood of a licence being granted by Natural England. This includes the survey information and the mitigation approach. This information is essential to inform a planning application or license application. • Enhancements: Bird enhancements within the report are suitable are required to be adhered to.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
• The development shall be implemented in strict accordance with the Mitigation For Bats and Methods of Working Section within the report (RICS, Aug 2026).
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
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IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)
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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
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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.

