



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00861/FUL
ADDRESS	174 Newbold Road Barlestoke Nuneaton Leicestershire CV13 0DT
DESCRIPTION OF DEVELOPMENT	Demolition of existing dwelling and construction of replacement self-build dwelling
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	14 October 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
<ul style="list-style-type: none">• Design & Access Statement – Design Three Sixty (Sept 2025)• Existing Elevations – Dwg No. 248-01 (Sept 2025)• Proposed Elevations – Dwg No. 248-02 (Sept 2025)• Application Form	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
<ul style="list-style-type: none">• The proposed works consist of the demolition of the existing property and its replacement with a new 4-bedroom detached dwelling.• Sited on the outskirts of Barlestoke village with nearby mature trees and hedgerows, leading out into the wider agricultural landscape. This offers suitable foraging habitat and well-connected commuting corridors for bats, increasing the likelihood of bat activity.• The proposed works will result in significant impact to the existing roof structure, including the tiles, soffits, gables, flashing and brickwork. Bats are particularly associated with the roof structures of buildings including gables, eaves, soffits and flashing, but may also be present in crevices such as stone, brickwork or cavity walls providing potential access and suitability for roosting bats.	

- Therefore, considering the nature of the works and suitability of the surrounding habitat a Preliminary Roost Assessment (PRA) is required to assess the conditions of the existing dwelling.
- The survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year.
- The PRA should include the following:
 - Internal and external assessment
 - Photographs of any potential roost features (PRFs) and the locations clearly illustrated on an image, showing the entire dwelling for context (including cardinal directions)
 - Clear justification regarding the assessment of the dwelling as negligible, low, medium or high roost potential
 - Assessment of the potential for nesting birds
 - Any mitigation and enhancements being offered for bats and birds (e.g. bat and bird box locations, including the make/model)
- We note swift enhancements have been included in the Landscape Plan, these are welcomed alongside the proposed native planting. However, any enhancements are required to be illustrated on an elevation plan to assess the suitability of their location. The nest box details should also be incorporated, including the number of boxes and make/model. These details should be advised within the PRA. Therefore, it is recommended that any revisions to the plans be postponed until the results of the PRA have been completed.
- At this stage a holding objection is in place until the required ecological information is submitted. Please be advised, in accordance with the ODPM Regulations, protected species surveys must be submitted and assessed prior to determination of a planning application. Therefore, the application should not be determined without the protected species' information being received.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

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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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BIODIVERSITY NET GAIN (BNG) SECTION – N/A (self-build)

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.

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