CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00096/FUL
ADDRESS	Clares Barn Farm 26 Sheepy Road Twycross Atherstone Leicestershire CV9 3PG
DESCRIPTION OF DEVELOPMENT	Conversion of an existing redundant agricultural building to form a single dwellinghouse with associated works.
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	23 October 2026

ECOLOGICAL DOCUMENTS REVIEWED:

- **Existing Floor Plans, Elevations, Block Plan - HMD/SV/0591/01 (December 2025)**
- **Proposed Elevations - HMD/PD/0591/04 (September 2026)**
- **Proposed Elevations, Block Plan (Amended Scheme) - HMD/PD/0591/05 (September 2026)**
- **Proposed Upper Floor (Amended Scheme) - HMD/PD/0591/03 (September 2026)**
- **Proposed Ground Floor Plan (Amended Scheme) - HMD/PD/0591/02 (September 2026)**

SUMMARY RECOMMENDATION:

No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓

REASON FOR RECOMMENDATION:

- The proposed works consist of the conversion of a redundant agricultural building to form a single dwelling house with associated works.
- The site is surrounded by agricultural fields, established hedgerows and trees, with ponds also present in the surrounding area. These habitats provide connectivity with the wider landscape and offer potential commuting and foraging opportunities for protected species including bats, birds and Great Crested Newts (GCN).
- Given the habitat connectivity and suitability of the surroundings, submission of a Preliminary Ecological Appraisal (PEA) is required to scope in the potential impacts of the works on protected species.

- Additionally, the development will require alterations to the existing structure impacting on any existing roof voids, soffits, tiles 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, given the nature of the works the ecology survey should also scope in a Preliminary Roost Assessment (PRA) to assess the building for potential bat roosting features and nesting birds.

- This must be completed by a suitably licenced ecologist and the Natural England licence reference number of the surveyor(s) be provided.

- Scope of the ecological survey includes (but is not limited to):
  - Internal and external inspection of the existing building with supporting photographs
  - Photographs of any potential roost features (PRFs), with locations clearly marked on annotated images showing the entire building and cardinal directions.
  - Clear justification regarding the assessment of the structures roosting potential (negligible, low, medium, or high) and recommendations for any further surveys.
  - Identification of habitats onsite that may support protected species and assessment of any likelihood of direct or indirect disturbance.
  - Details of any proposed mitigation, licensing requirements or enhancement measures for protected species.

- Enhancements: In accordance with the NPPF and the biodiversity duty under Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended by the Environment Act 2021), opportunities to secure biodiversity gains and support nature recovery should be incorporated into the development.
- The ecologist should recommend enhancements such as bat and bird boxes. Details of all ecological enhancements, including their type (make/model) and location, should be clearly shown on annotated survey plans or elevation plans.

- We have a holding objection. The applicant is advised that ODPM Circular 06/2005 requires that protected species surveys and assessments be submitted prior to determination of planning applications.

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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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.