

Site Name	2 Peckleton Road Kirkby Mallory Leicester Leicestershire LE9 7QH	Advice Request	Ecology
Planning Ref	23/00384/OUT	Response Deadline	18 th May 2023
Planning Officer	Christopher Brown	Completed By	Dean LeFeuvre BSc MCIEEM
Date of Request	27 th April 2023	Date of Issue	4 th May 2023

Stance: Object subject to supporting information.

Dear Chris,

I am writing in respect of ecological matters for the above application advice request regarding the proposed outline Planning Permission for up to three residential dwellings (following demolition of existing bungalow) (Access and Layout only).

I have reviewed the following documents on the Hinkley & Bosworth's Borough Council online planning portal.

- Site Location Plan
- Indicative Site Plan 393-002
- Design and Access

I note that pre-application advice was provided by Chloe Walker, Planning Ecologist of LCC on 4th July 2021 which stated *"From the plans provided it is likely that we would require a bat survey of the existing building, as it is to be demolished and the site is located adjacent to open countryside. This would be needed up front with the application. Depending on the results, further bat surveys and mitigation/compensation may also be required."*

It would appear that this advice has gone unheeded, as there is no Preliminary Roost Assessment (PRA) on the planning portal. Therefore I would advise that this application is delayed until the following information has been submitted:

1. Preliminary Roost Assessment and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
2. A site plan showing any mitigation and enhancements being offered for bats (e.g. bat box locations, bat loft locations with measurements and internal details).
3. A lighting plan showing location and specification for any proposed lights on the site. The lighting plan should reflect the Bat Conservation Trust's Bats and Lighting in the U.K. guidance.

All bat surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with Natural England's Bat Mitigation Guidelines. Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey clarifying how the sub-optimal survey is ecologically valid.

A list of consultants able to do this work is available on request, or search the CIEEM website here <https://events.cieem.net/RegisteredPracticeDirectory/Registered-Practice-Directory.aspx>.

The applicant should always check or request that the ecologist they select has the relevant protected species survey licences issued by Natural England. Without a valid survey licence, the report provided by an ecologist may not be considered adequate by the Local Planning Authority.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "D. LeFeuvre".

Dean LeFeuvre BSc, MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)