



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00464/FUL
ADDRESS	Lodge Farm Market Bosworth Road Dadlington Nuneaton Leicestershire
DESCRIPTION OF DEVELOPMENT	Demolition of existing light industrial/storage barn and erection of one self build dwelling
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	04/07/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
<ul style="list-style-type: none">Preliminary Bat Roost Assessment and Bird Survey (RICS, 2025)Proposed Floor Plan, Elevations, Drg No. 292 PL-03 Rev D (Lawerence Finley Architects, 2025)Existing Floor Plan, Elevations, Drg No. 292 PL-02 Rev A (Lawerence Finley Architects, 2025)	
REASON FOR RECOMMENDATION PROVIDED:	
<ul style="list-style-type: none">We have reviewed the documents above and have questions regarding the bat survey.The building was classified as 'Moderate' and therefore a minimum of two surveys need to be conducted, however, when reading the report, it states four surveys were completed but only results from one survey was provided.The one survey confirmed roost presence however did not show the location of the Infra-Red cameras or location of surveyors.Clarification should also be provided on the type of bat licence they are intending to apply for (e.g. CL21 low impact licence).	

- If only one survey was completed, then a second emergence survey should be completed to confirm the roost is only day-time roosts and not maternity.

BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:

- As the site is self-build, this application is BNG exempt. However, if the application is changed to no longer be self-build, based on current plans, the application would still count as exempt due to less than 25m² being impacted.

FURTHER INFORMATION REQUIRED:

- Further clarification on survey effort conducted with photos of Ira Red camera position and surveyor location.
- Information on type of bat licence to be applied for.

AMENDMENTS RECOMMENDED:

- N/A

RECOMMENDED CONDITIONS TO BE APPLIED:

- N/A

RECOMMENDED INFORMATIVES TO BE APPLIED:

- N/A

RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)

- N/A

DISCHARGE OF CONDITIONS ONLY:

(Please confirm which condition(s) is/are being discharged)

- N/A

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, 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 as part of this service.

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	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include

the protection of species and habitats	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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