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Technical Note: Response to Comments from Planning Ecology Officer Michael McCoy Regarding Planning Application 25/01125/FUL

The below comments were received from Hinckley and Bosworth Borough Council Planning Ecology Officer Michael McCoy regarding a planning application located at Field Maple House, 34 Lindridge Lane, Desford (planning ref 25/01125/FUL). This document provides clarification for each comment individually.

Comment: We have reviewed the above documents as well as 'Block Plan DWG No. 25.330.BPP02' (R3DESIGN DEVELOPMENTS Ltd, Nov 2025) which we find acceptable. However, the Ecological Appraisal and Biodiversity Net Gain Statement report mentions a separate bat survey report. Do these include details of the emergence survey findings? Please can the bat report be submitted for review.

Response: The mention of a separate bat report was a typo and shouldn't have been included, apologies for this confusion. All information relating to the single emergence survey, including the results of the survey, were included in the Ecological Appraisal/BNG Report that was submitted with the application. It was only the mention of a separate report in para. 3.10 that was erroneous. A revised version of the Ecological Appraisal/BNG Report has now been submitted which does not mention a separate report.

Comment: As there is a net loss in habitat units (-33.30%), this will need to be compensated for through the purchase of off-site units or biodiversity credits. If it is known which route the applicant is going to choose at this stage, please can this be provided.

Response: As mentioned in para. 5.6 of the original Ecological Appraisal/BNG Report, the intention is to purchase off-site units. This will be done once planning is granted and off-site units will be purchased from a third-party biobank. This is considered to be a sufficient approach for this point in the planning process.

Comment: It should be noted that while the main focus at this stage is the baseline habitat, at the biodiversity gain plan stage, we require further justification as to how the proposed modified grassland and three individual trees at the southwest corner of the site is not within vegetated garden.

Response: The area in question, in the south of the site, will lie outside the ownership boundary of Unit D, and so these areas will not be under private ownership. As this area will be in a public area, it is assumed they will be managed for 30 years along with the other habitats.

Alca Ecology trusts the above provides sufficient clarification for the comments received. If any further clarification is required, please don't hesitate to get in touch.