

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 Barlestone 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	22 January 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
<ul style="list-style-type: none"> Preliminary Roost Assessment - Eco 360 (November 2025) 	
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"> An ecology assessment produced by 360 Eco (November 2025) identified the dwelling to be of moderate roost potential, with evidence of suitable potential roost features (PRFs). <p>Ecology Assessment Requirements:</p> <ul style="list-style-type: none"> Following a review of the survey, clarification is required as to whether the survey was undertaken by an ecologist holding a relevant bat survey licence, or whether the works were completed under the supervision of a suitably licensed ecologist. Any necessary license details should be provided. Local requirements should be reviewed before completion of surveys to ensure the ecologist is suitably licensed. <p>Further Surveying Requirements:</p> <ul style="list-style-type: none"> The survey identified evidence of suitable potential roost features (PRFs) on the main dwelling and of moderate roost potential. 	

- Therefore, to assess for presence or absence of bats in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, J. 2023), at least two emergence surveys are required to be carried out. Such surveys are required be completed during the optimum activity season (01 May – 31 August) and spread at least three weeks apart. A third survey should be completed if bats are identified to be emerging from the dwelling.
 - The emergence survey must:
 - Be completed by a suitably licensed ecologist, as per Section 1.3.7 of the Good Practice Guidelines
 - Clearly identify any bat emergence and re-entry points, which should be shown on annotated survey plans or images, including the full extent of the building supported by cardinal directions; and
 - Provide clear details of any proposed avoidance measures, mitigation, licensing requirements, and enhancement proposals relevant to protected species.
- Biodiversity Enhancements:
- In line with the National Planning Policy Framework (NPPF), the application must demonstrate measurable net gains for biodiversity. The ecologist should recommend enhancements such as bat and bird boxes, specifying the make/model and locations.
 - All enhancements should be clearly illustrated on annotated plans, elevations, or drawings.
 - We therefore maintain 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
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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.

