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**From:** Nikki Morton <nmorton@morph-ecological.co.uk>  
**Sent:** 07 September 2023 17:09  
**To:** Planning Folder New  
**Cc:** Sarah Postlethwaite; Jennifer Lucas  
**Subject:** RE: 23/00667/FUL - Sullivan Archer - Ecology Comments

Good afternoon,

**23/00667/FUL | Change of use of the Old Rectory from a dwellinghouse (Class C3) to a Specialist Education Needs (SEN) School (Class F1), erection of two single storey classrooms, a Multi-Use Gaming Area (MUGA), revised parking layout with electric charging points, widening of access, replacement perimeter fencing and external landscaping, works to trees and other works. | The Old Rectory 8 Rectory Lane Market Bosworth Nuneaton Leicestershire CV13 0LS**

All of my concerns have been addressed by the ecologists, and I have now reviewed the bat activity survey report which is acceptable. The report identifies 10 low conservation value roosts from two species. As such any works to the roof may only proceed with a licence from Natural England.

I recommend the following condition is attached to any planning permission:

- Prior to the commencement of the development, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the local planning authority, and the plan shall include:
  - A) description, evaluation and location of the ecological features and biodiversity enhancement measures to be created and managed
  - B) ecological trends and constraints on site that might influence management
  - C) aims and objectives of biodiversity enhancements and their management including for protected species
  - D) appropriate management options for achieving the aims and objectives of the project
  - E) prescriptions for management actions
  - F) preparation of a work schedule
  - G) details of the body or organisation responsible for implementation of the plan
  - H) on-going monitoring and remedial measures

The development shall be implemented in accordance with the approved BEMP.

I recommend the following informatives are attached to any planning permission:

- Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore all removal of trees/shrubs/hedges should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.
- This development will require a European Protected Species licence for bats to make it lawful. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.

Kind regards,

**Nikki Morton MSci ACIEEM**  
**Director**  
**Morph Ecological Consultants**

**On behalf of Leicestershire County Council (Ecology Team)**

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Mob: 07718 634289

**From:** Nikki Morton  
**Sent:** Sunday, August 13, 2023 5:54 PM  
**To:** [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)  
**Cc:** Sarah Postlethwaite <[Sarah.Postlethwaite@leics.gov.uk](mailto:Sarah.Postlethwaite@leics.gov.uk)>; Jennifer Lucas <[Jennifer.Lucas@leics.gov.uk](mailto:Jennifer.Lucas@leics.gov.uk)>  
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I have reviewed the Preliminary Ecological Appraisal report produced by SEED (July 2023). The report recommends further bat activity surveys of the building; however, it's not clear what the impacts to the building will be. Are works required to the roof? If this is the case then the bat activity surveys are required prior to determination.

I'm quite concerned that the biodiversity net gain calculations show the woodland as mostly being retained and enhanced, but from the plans, it appears that the majority of the trees will be lost. I would also question the line of trees, as the east of the site appears to be more of a woodland from the topographical map (and shown as groups in the arboricultural assessment), which it appears that a lot of trees in this group will be lost. This area is indicated as bare ground on the Habitat Plan, so has tree clearance already occurred?

It appears from the report that the extent of tree loss was unknown at the time of the report production and was not updated in the latest revision of the report. However, this is confusing given that the arboricultural survey and ecological surveys were carried out on the same day by the same company.

I recommend that the ecology reports and biodiversity net gain assessments refer to the arboricultural assessments and the proposed plans and amend accordingly prior to determination.

Kind regards,

**Nikki Morton MSc ACIEEM**  
**Director**  
**Morph Ecological Consultants**

**On behalf of Leicestershire County Council (Ecology Team)**

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