

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	26/00287/FUL	
ADDRESS	17 Ormes Lane Ratcliffe Culey Atherstone Leicestershire CV9 3PB	
DESCRIPTION OF DEVELOPMENT	Demolition of the existing dwelling and garage and the erection of a replacement self-build dwelling, new detached garage, ancillary garden outbuilding, outdoor swimming pool and freestanding solar panels.	
PLANNING CASE OFFICER	Sullivan Archer	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	17 July 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
• RICS - Preliminary Bat Roost Assessment and Bird Survey (June 2026) • Proposed Plans - PL-10D, PL-24E, PL-26B, PL-23E (June 2026)		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		
Recommend Refusal		
Holding Objection - Further information required		✓
REASON FOR RECOMMENDATION:		
• Revised plans have been viewed and show a reduction in roof height from the previous plans. • The subsequent emergence surveys (Preliminary Bat Roost Assessment and Bird Survey, June 2026) have been confirmed common pipistrelle bats emerging from three separate locations along the verge of either the south elevation of the building or dwelling. These were deemed to be day roosts. However, clarification is required as to which building the bats emerged from. • Given the confirmed roosts, it is agreed a Bat Licence from Natural England will be required prior to any works and the recommended informative be attached to any consent. • Survey effort: The report contains inconsistencies regarding survey effort which need addressing. It states that three emergence surveys were undertaken, but only two survey dates (28 May and 17 June 2026) provided. The conclusion section states that two		

emergence surveys have been undertaken. Therefore, clarification is required as to whether a third survey was completed and the results included, or whether only two surveys were undertaken. Given that the PRA identified high roost potential requiring three surveys, further confirmation of survey compliance with BCT Good Practice Guidelines (2023) is required.

- Annotated figures: The report includes several annotated aerial images (p.20-26) that contain similar information but each figure should be clearly titled and captioned, identifying its purpose. In addition, separate symbols should be used to distinguish between ecologist positions, roosting opportunities and bat emergence points. These features are currently represented using the same star symbol.
- Bat mitigation and compensation measures: Given the loss of roosts on-site, species-specific mitigation measures must be clearly outlined within the report to support any licensing requirements. Local Planning Authorities (as the competent authority) must assess the likelihood of a licence being granted by Natural England, based on survey information and the proposed mitigation. At present, the ecology report lacks sufficient detail on mitigation, compensation, and precautionary measures to support the likelihood of a licence being granted.
- The method of working (p.32) does not appear to have been updated following the emergence surveys. The method of working should be revised to reflect the confirmed roost status and include details of timing constraints, the suitably qualified ecologist responsible for overseeing sensitive works, precautionary working methods, and any required mitigation measures.
- Bat box provisions are shown on the plans (p.30), however, clarification is required regarding the intended function of these features. It is assumed they are proposed as replacement roosting features to compensate for the loss of the existing bat roosts. Confirmation is therefore required as to whether the boxes are intended to provide like-for-like roost replacement and, if so, whether they will be installed on the southern elevation. If this is not the case, the plans should be revised accordingly to show the replacement roost features on the same elevation as the original roost and at an appropriate height.
- To ensure that the bats are not left without a roost during the construction phase installation of a temporary roost should be provided prior to the works being carried out. Therefore, a pre commencement bat box should be provided within a suitable location onsite that is not to be disturbed whilst works are being completed.
- To address this, the report should:
 - Advise the bat box type, specification (e.g. make and model), and intended function (i.e. whether they serve as mitigation, compensation, or enhancement) of both pre commencement and replacement roost features
 - Provide a clear illustration (elevation drawing or annotated plan) showing the location of all the proposed bat boxes.
- 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 location, and include these on annotated images or elevation plans.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

• This development will require a bat license from Natural England to make it lawful. You must be aware that to proceed with the development without first obtaining a licence could result in prosecution. • Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration or vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person. • All new planting should be composed of native species. All new planting should be composed of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database.
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
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.

