

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00939/HOU	
ADDRESS	Cadeby Hall Main Street Cadeby Nuneaton Leicestershire CV13 0AX	
DESCRIPTION OF DEVELOPMENT	Single storey rear and side extension	
PLANNING CASE OFFICER		
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	10 November 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
• N/A • Proposed – Dwg N. 03B (July 2025) • Existing – Dwg No. 00 (July 2025)		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		
Recommend Refusal		
Holding Objection - Further information required		✓
REASON FOR RECOMMENDATION:		
• The proposed works consist of a single storey extension covering a significant area of the existing garden. Sited within a rural area, comprising of a large garden with mature trees that extend into the surrounding agricultural landscape. The site lies in close proximity to two ponds and together these features provide suitable foraging habitat for bats and birds, as well as potential commuting routes for bats and terrestrial habitat for Great Crested Newts (GCN). • Historic records identify a breeding GCN ponds within 500m and subsequently two probable ponds in close proximity to the site. Although the works are contained to the garden area, hedge lines and areas of rough grassland provide potential suitable GCN territorial habitat. • Given the sites proximity to the probable breeding ponds, historical records, suitable terrestrial habitat and connectivity, submission of a walkover survey of the site with a		

focus on GCN and bats, will be required. The survey will need to be conducted by a suitably licenced ecologist. • The report should identify habitats present onsite that may support protected species and assess any likelihood of direct and indirect disturbance. • Alongside providing clear justification for any next steps. Including any further targeted surveys for protected species, such as HSI/eDNA as appropriate and suggest suitable mitigation, or avoidance measures. • Biodiversity enhancements such as integrated bat and bird boxes (including make/model and location) should be recommended within the report. These should be detailed in the submitted plans in order to satisfy this and the requirements of the NPPF. • At this stage a holding objection is in place until the required ecological information is submitted. Please be advised, in accordance with the ODPM Regulations, protected species surveys must be submitted and assessed prior to determination of a planning application.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
•
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
•
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)

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.
--	---

