

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00653/HOU
ADDRESS	Old Hayes Farm Burroughs Road Ratby Leicester Leicestershire
DESCRIPTION OF DEVELOPMENT	Single storey side extension and erection of new pool building
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	30 July 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Proposed Site Plan (Drg No. 1306.CS. 22.007 Rev G) • Proposed Site Plan (Drg No. 1306.CS. 22.005 Rev G) • Site Location Plan • Design, Access and Heritage Statement • Location Proposed Trial Holes - Raft Foundation Plan and Details (Drg No. 24094-01)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The proposal is for the construction of a single storey side extension and erection of a new pool building. • The application site is situated in a rural setting surrounded by, ponds, woodlands, agricultural fields and a golf course to the west which provide foraging and commuting habitats for a range of protected species. • The development will require the disturbance of the ground through archaeological trial pits, foundations and construction of the new extension and pool building. • There are multiple Great Crested Newt ponds within 250m of the application site, with a confirmed GCN pond within 290m. As GCN live in metapopulations they may be present in the ponds closer to the development and use the connective terrestrial habitat to move	

between them (grassland, hedgerows, woodlands). The construction of the extension and pool room has the potential to disturb or kill GCN and their terrestrial habitat. Therefore, an ecology survey will be required scoping in GCN to provide any mitigation or licencing requirements for the development to proceed. • There is a holding objection until this survey is received. • The ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination. • BNG Specific • Mandatory BNG does not apply as the application is a ‘householder application’.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
• N/A
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• N/A
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)
• N/A

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.

