
From: planning.ecology@planning.leics.gov.uk
Sent: 16 April 2025 10:18
To: Tim Hartley; Planning Folder New
Subject: Response To Application Number 25/00280/HOU at 43 Nuneaton Lane Higham
On The Hill Nuneaton Leicestershire CV136AD
Attachments: Response_2025-00280-04.pdf
Categories: Yasmin

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00280/HOU
ADDRESS	43 Nuneaton Lane Higham On The Hill Nuneaton Leicestershire CV13 6AD
DESCRIPTION OF DEVELOPMENT	Single storey rear extension
PLANNING CASE OFFICER	Tim Hartley
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	
	Richard Kelly
DATE OF COMMENTS	
	16/04/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	✓
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
• Site Location Plan • Block Plan • Elevations • Existing and Proposed Ground Floor	
REASON FOR RECOMMENDATION PROVIDED:	
• The proposed works consist of the construction of a single storey side extension on already existing hard standing and maintained garden. • The site is surrounded by large open fields, fringed with mature trees and nearby ponds which connect to the wider countryside. Adjacent to the application site are allotment gardens in varying states of use. Therefore, providing suitable connective and foraging habitat routes for a number of wildlife species. • The proposed works include enclosing parts of the structure that are open to the elements. The installation of roof lights and solar panels potentially impacting on the existing roof void, soffits and tiles. Bats are particularly associated with the roof structures of buildings including gables, eaves, soffits and flashing, but may also be present in	

crevices such as stone, brickwork or cavity walls providing potential access and suitability for roosting bats. • Therefore, considering the nature of the works and suitability of the surrounding habitat a Preliminary Roost Assessment (PRA) is required before determination. There is a holding objection until this is supplied. • The survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year and should include internal and external photographs. • Great Crested Newts - The proposed development is within 250m of a pond that has a high potential of supporting great crested newts (GCN) with good, connective habitat. However, the proposed development is to take place on existing hardstanding/managed garden, which is sub-optimal habitat for GCN. Therefore, provided some simple mitigation measures are put into place it is considered the likelihood of GCN being impacted by the development to be low. • The Reasonable Avoidance Measures (RAMs) to be followed should include: - All materials to be stored off the ground (for example on pallets) to minimise the likelihood of GCN accessing them for refugia. - All spoil/waste materials to be removed from site at the end of each working day (or stored in a skip). - Backfill trenches and other excavations before nightfall or leave a ramp to allow newts to easily exit. - The site should be maintained as sub-optimal prior to the commencement of works. Please see conditions.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
• N/A
FURTHER INFORMATION REQUIRED:
• N/A
AMENDMENTS RECOMMENDED:
• N/A
RECOMMENDED CONDITIONS TO BE APPLIED:
• Great Crested Newts - All materials associated with the carrying out of the development hereby approved shall be stored off the ground (for example on pallets) throughout the course of the development, including prior to the commencement of development, and all spoil/waste materials shall be removed from the site at the end of each working day, or stored in a skip.
RECOMMENDED INFORMATIVES TO BE APPLIED:
• N/A
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
• N/A
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
• N/A

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, 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 as part of this service.

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.

