

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00892/HOU
ADDRESS	Rowden Lodge Watling Street Caldecote Nuneaton Warwickshire
DESCRIPTION OF DEVELOPMENT	Erection of single storey front and side extension, single storey side and rear extension, alterations to the roof to include addition of dormer windows and alterations to fenestration
PLANNING CASE OFFICER	Gwion Russell
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	16 October 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
- Existing, Proposed Floor Plans, Drg No. 3132-01,02,03,04,05 Rev B (Sept 2025) - Existing, Proposed Roof Plan, Drg No. 3132-06 Rev B (Sept 2025) - Existing, Proposed Elevations, Drg No. 3132-07,08,09,10 Rev B (Sept 2025) - Site Location Plan, Block Plan, Drg No. 3132-11 Rev B (Sept 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 front, side and rear extension, and alterations to the roof including the addition of dormer window. - The site lies within a rural area located in close proximity to ponds, mature trees and hedgerows leading out into the wider agricultural landscape. This offers suitable habitat and commuting corridors for bats and may provide suitable Great Crested Newt (GCN) terrestrial habitat. <u>GCN</u> - The pond closest to the proposed development is considered to be a probable GCN breeding pond and we have records that confirm the presence of GCN in a pond within 300m of the site.	

- Given the proximity of the known and probable GCN ponds, suitability of the surrounding habitat and its connectivity, the submission of a Preliminary Ecological Appraisal (PEA) will be required.
- The report should scope in;
 - The nearby ponds
 - The suitability of the onsite habitat for protected species
- The report must suggest;
 - Appropriate recommendations for any further survey such as eDNA or population surveys where relevant
 - Any mitigation and enhancements being offered for GCN such as a detailed working methods statement, where relevant
- Bats - The proposed works will result in significant impact to the existing roof structure, including the soffits, gables, tiles, flashing and brickwork. 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 to assess the conditions of the existing dwelling and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
- The PRA should include the following:
 - Internal and external assessment
 - Photographs of any potential roost features (PRFs) and the locations clearly illustrated on an image, showing the entire dwelling for context (including cardinal directions)
 - Clear justification regarding the assessment of the dwelling as negligible, low, medium or high roost potential
 - Assessment of the potential for nesting birds
 - Any mitigation and enhancements being offered for bats and birds (e.g. bat box locations, including the make/model), accompanied by a site plan showing their locations.
- All surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with Natural England's Bat Mitigation Guidelines. Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey clarifying how the sub-optimal survey is ecologically valid.
- The applicant should always check or request that the ecologist they select has the relevant protected species survey licences issued by Natural England.
- 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. Therefore, the application should not be determined without the protected species' information being received.

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.

