

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00831/HOU	
ADDRESS	Rowden Cottage Fenn Lanes Fenny Drayton Nuneaton Leicestershire	
DESCRIPTION OF DEVELOPMENT	Erection of garage	
PLANNING CASE OFFICER	Zahra Jam-Rotbeh	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	07 October 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Proposed – Dwg No. 25 05 03 (Aug 2025) • Location plan – Dwg No. 25 05 01 (Aug 2025) • Site Plan – Dwg No. 25 05 02 (Aug 2025) • Application form		
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 development is located within the existing garden area and comprises the erection the erection of a garage, the construction of a track from the existing dwelling to the garage and removal of a section of hedgerow. • The site lies within a predominantly rural area, with a pond located to the rear and serval other ponds nearby. The surrounding landscape includes mature trees and hedgerows, leading out leading out into the wider agricultural landscape. This offers suitable habitat and commuting corridors for protected species and may provide suitable Great Crested Newt (GCN) terrestrial habitat. • We have records that confirm the presence of GCN in two nearby ponds, along with two other nearby ponds considered to be probable GCN breeding ponds. All four lie within 200m of the proposed development site.		

• Given the proximity of these known and probable GCN ponds, the presence of a pond onsite, and overall habitat connectivity, the submission of a Preliminary Ecological Appraisal (PEA) is required. • We also note the application form proposes the removal of a section of hedgerow. This should be included and assessed as part of the PEA. • The PEA should scope in the; - onsite pond, given the nearby known and probable GCN ponds - hedgerow proposed for removal - suitability of the onsite habitat for protected species • The PEA must suggest; - appropriate recommendations for any further survey, such as eDNA or population surveys where relevant - suitable mitigation measures such as a detailed working methods statement, where relevant - appropriate proposals for biodiversity enhancements (see below) • In line with the NPPF, all planning applications must demonstrate measurable net gains for biodiversity. Biodiversity enhancements such as woodcrete/integrated bat and bird boxes should be incorporated into the build and detailed in submitted plans boxes (including make/model and location) in order to satisfy this. To ensure the requirements are considered, it is recommended that any revisions to the plans be postponed until the results of the PEA have been submitted and reviewed. However, appropriate locations and models on an illustration can be suggested within the PEA. • 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:
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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
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IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
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BIODIVERSITY NET GAIN (BNG) SECTION – Householder

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.

