

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	Zahra Jam-Rotbeh
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	04 December 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
- n/a - Ecology Considerations Email – Lee Ward, Hayward Architects (19 Nov 2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
Following the submission on additional information regarding the use of the nearby ponds, please note the following comments. - While the additional information regarding the use of the pond is useful, the wider ecological context of the site should also be considered when addressing the potential impact of the proposed works. Given the immediate surrounding habitat consists of mature trees and hedgerows, this provides suitable habitats for protected species, good habitat connectivity and the overall footprint of the works appears to impact a significant area of the existing garden. Therefore, the impact of these works needs to be considered. - To further clarify, we require further information on the ecological value of the site. The submission of a combined Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) is required to assess the impacts of the proposed works, and considerations should be given to the suitability of the habitats on site. - Great Crested Newts and bats should be considered within the initial PRA/PEA and any further ecological survey effort advised by the ecologist.	

• The survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year. The survey should include: - Photographs of the potential roost features (PRF) and preferably any PRF locations highlighted on an aerial map for reference. - Appropriate mitigation being offered for protected species. - Biodiversity enhancements such as integrated bat and bird boxes (including make/model and location) recommended within the report. Accompanied by an elevation plan highlighting the make/model and location. We have a holding objection until the PRA and PEA survey report is supplied in order to make further considerations.
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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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.
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