

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00545/HOU
ADDRESS	Bluebell Cottage Yew Tree Farm Occupation Road Nailstone Nuneaton
DESCRIPTION OF DEVELOPMENT	Single storey rear/side extension and front porch.
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	30 July 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• Site Location Plan • Planning Application Form • Existing Plans • Proposed Plans	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The site is situated on the outskirts of Nailstone which has a rural setting surrounded by large mature gardens and trees that directly connect to the wider countryside consisting of agricultural fields bounded by hedgerows and small ponds. The application site itself has a large, gravelled garden fenced off from the surrounding properties. • The proposed works include extending the property and breaking into the existing roof void impacting on soffits, tiles 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.	

- It must also be noted that there are several GCN probable ponds within 250m of the application site however, it is considered there is limited connective habitat between the site, ponds and on site. - 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 building. The PRA should also scope in Safe Working Practices for GCN during construction. There is a holding objection until this is supplied. - 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. - The application is exempt from Mandatory BNG as it 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.

