

Site Name	The White House Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PB	Advice Request	Ecology
Planning Ref	23/00923/FUL	Response Deadline	25 th October 2023
Planning Officer	Sullivan Archer	Completed By	Dean LeFeuvre
Date of Request	6 th October 2023	Date of Issue	26 th October 2023

Stance: Object.

Dear Sullivan,

I am writing in respect of ecological matters for the above application advice request regarding the proposed construction of single storey self-build dwelling.

I have reviewed the following documents on the Hinkley & Bosworth Borough Council's online planning portal.

- **Existing Site Location and Block Plan WH211022 E001 Rev C, Proposed OS and Block Plan WH211022 P001C, and Design and Access.**

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) for existing protected species data and designated sites within the locality, which may incur potential impacts depending on the proposals. This identified the presence numerous records of bat species including the presence of roosts immediately adjacent to the Site within the existing structures, however these will be unaffected by the proposals. The search also identified the presence of 'Bosworth Road Hedgerows' at the entrance of the Site, which is designated as a Local Wildlife Site (LWS). The current proposed access will require a section of this hedge to be removed, which will impact the connectivity of the hedgerow. I have viewed the hedgerow using Google Street View and can see that although clearly mature, it is heavy maintained/managed resulting in a short stumpy profile. The removal of any hedge regardless of size/amount should be avoided where possible and in the first instance I would recommend that proposed access is relocated to the east to the existing field access which is still within the curtilage of the applicant. Should this not be possible, then I would recommend that additional hedgerow planting is undertaken to mitigate this loss and should be installed from the existing hedgerow flowing north along the proposed driveway to the diagonal hedge to maintain connectivity.

With regards to protected/notable species and the main development area, it would appear that the proposed development site will falls within an existing garden of varied habitats surrounded by agricultural land, there is also a pond located immediately adjacent. Therefore there are a number of potential constraints in relation to protected/notable species such as badgers, amphibians (e.g. GCN), and roosting bats in trees to be removed. I therefore recommend that a Preliminary Ecological

Appraisal (PEA) is submitted before any decision is made on the application. Therefore I would advise that this application is delayed until the following information has been submitted:

- Preliminary Ecological Appraisal (PEA) - This needs to include a UKHabs survey, protected species survey, as well as an assessment of impacts and proposed mitigation and enhancement measures. Any recommendations will need to be incorporated into the submitted plans.

A list of consultants able to do this work is available on the CIEEM website here:
<https://events.cieem.net/RegisteredPracticeDirectory/Registered-Practice-Directory.aspx>

I therefore have a holding objection until the above comments are addressed.

Yours sincerely,



Dean LeFeuvre BSc (Hons) MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)