

Site Name	Willow Farm Fenn Lanes Fenny Drayton Nuneaton Leicestershire CV13 6BJ	Advice Request	Ecology
Planning Ref	23/01180/P3CQ	Response Deadline	8 th January 2024
Planning Officer	Sullivan Archer	Completed By	Dean LeFeuvre
Date of Request	18 th December 2023	Date of Issue	10 th January 2024

Stance: No objections.

Dear Sullivan,

I am writing in respect of ecological matters for the above application advice request regarding the proposed conversion of barn to dwellinghouse (C3). I have reviewed the following documents on the Hinkley & Bosworth Borough Council's online planning portal.

- **Site Location / Existing & Proposed Elevations - Drg No. 001, Proposed Site Plan / Existing & Proposed Floor Plan - Drg No. 002, and Preliminary Roost Assessment.**

I have also consulted Leicestershire and Rutland Environmental Records Centre (LRERC) data for protected species and designated sites within the locality, which may incur potential impacts depending on the proposals. This identified that the site is located within a great crested newt 'impact buffer zone' due to the presence of waterbodies and historic records of this species within close proximity to the site. However, the conversion of a single dwelling is not anticipated to impact upon this species and therefore no further consideration is deemed necessary.

The Preliminary Roost Assessment (PRA) report dated November 2023 completed by Arbect is satisfactory. The assessment identified that the structure to be converted does not provide bat roosting opportunities and therefore no further surveys are required prior to the determination of the application. The survey did however note the presence of nesting birds internally through the discovery of inactive nests. Therefore the conversion works should be completed outside of the nesting bird season and a technical advice not relating to this should be attached to any permissions. To provide biodiversity enhancement in line with NPPF policy there have been recommendations made for the provision of 2no bat boxes and 2no bird boxes within the scheme. These can form a standard planning condition with details of the enhancements shown on a relevant plan/drawing to be submitted to the LPA for approval and discharge.

Yours sincerely,

Dean LeFeuvre BSc, MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)



RED KITE NETWORK LIMITED

The Old Church, Park Avenue, Madeley, Telford, TF7 5AB

t 01952 582111 e info@redkitenetwork.co.uk w www.redkitenetwork.co.uk

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