

Site Name	The Lake House Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PB	Advice Request	Ecology
Planning Ref	23/00585/FUL	Response Deadline	18 th July 2023
Planning Officer	Christopher Brown	Completed By	Dean LeFeuvre BSC MCIEEM
Date of Request	27 th June 2023	Date of Issue	19 th July 2023

Stance: No objections.

Dear Chris,

I am writing in respect of ecological matters for the above application advice request regarding the proposed creation of a lake at The Lake House, Bosworth Road, Wellsborough, Nuneaton, Leicestershire, CV13 6PB,

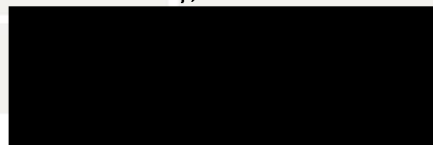
I have reviewed the following documents on the Hinkley & Bosworth Borough Council's online planning portal.

- **Site Location Plan - Drg No. 23 04 01, Site Plan and Planning Statement**

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 the presence of 'Spinney Hedgerow' along the northern boundary which is designated as Local Wildlife Site (LWS). No protected species records were returned from within or immediately adjacent to the redline boundary.

As the proposed lake is to be located entirely within a small paddock as indicated on the drawings, there will be no requirement to provide any supporting ecological information. Any potential planting of the banks or margins of the newly dug lake should be of native species of local province. In time, the provision of the lake will increase the site's biodiversity value which is welcomed.

Yours sincerely,



Dean LeFeuvre BSc, MCIEEM

Principal Ecologist

On behalf of Leicestershire County Council (Ecology Team)