

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	18 August 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
Dusk Emergence Surveys – Croft Ecology (July 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
- The Dusk Bat Emergence Survey has been reviewed and identified commuting bat activity, but no bats emerging from Building 1 (B1). On this basis, no further bat surveys are required. - However, bat droppings were recorded within the roof void of B1 during the Preliminary Roost Assessment, indicating previous use by bats. While precautionary working methods have been proposed, further detail is required to ensure that adequate measures will be implemented during works and that all contractors are aware of the potential presence of roosting bats. - Therefore, a Non-Licensed Mitigation Statement should be submitted prior to the commencement of works. Please see the condition below. - This should expand upon the proposed precautionary measures, including a pre-commencement check of the building to confirm that conditions have not changed since the survey and appropriate procedures to be implemented should bats be encountered during the works. The statement should also provide details of the roosting provisions to be incorporated within the completed development.	

• The proposed bat box on the nearby tree is suitable as a roost should be provided prior to the works being carried out and ensuring that is not to be disturbed whilst works are being completed. • A permanent replacement roost is also required to encourage bat roosting. This should consist of a preferably integrated bat box within the new building, located on B1. • To address this, the statement should also include: - The bat box type, specification (e.g. make and model), of both pre commencement and permanent replacement roost features. - A clear illustration (elevation drawing or annotated plan) showing the location of all the proposed bat boxes and bird boxes (proposed in Section 4.5 of the report). • Great Crested Newts (GCN): The ponds were assessed as poor and suitable precautionary working methods have been provided within Section 4.5 and are required to be adhered to. We advise this is secured via a condition.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
• Prior to commencement a Non Licensed Method Statement (NLMS) for bats shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with the approved NLMS.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
•
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)
•

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.

