

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00775/OUT
ADDRESS	223A Main Street Thornton Coalville Leicestershire LE67 1AH
DESCRIPTION OF DEVELOPMENT	Outline planning permission for the demolition of all existing buildings and structures and erection of a self-build dwelling (All matters reserved except access and layout)
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	15 October 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• PRELIMINARY ECOLOGICAL APPRAISAL (Wildlife Consultants Ltd, 2025) • POTENTIAL ROOST ASSESSMENT (Wildlife Consultants Ltd, 2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
• We have reviewed the documents above and find them acceptable with recommendations followed. • The site is located within a 'Swift Alert' zone as it is within 250m of a number of recorded nest sites. Swifts are a declining species, and a priority species in our Local Biodiversity Action Plan, therefore ecological enhancements in the form of swift boxes should be installed on the existing building. These should be made of woodcrete for longevity, and located at least 5m above the ground, in a shaded area, and with a clear approach.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
• The development shall incorporate 2 bat boxes as specified in Appendix H, part 2 of the preliminary ecological appraisal Report prepared by Wildlife Consultants Ltd and dated July 2025 as well as 2 woodcrete swift nest boxes. Once installed, and prior to the first occupation of the dwelling, photographs of the bat and swift boxes in situ shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the	

bat and swift boxes shall be retained in situ in perpetuity and made available at all times fit for its designated purpose.
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.

