CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00617/FUL
ADDRESS	4 Druid Street Hinckley Leicestershire LE10 1QH
DESCRIPTION OF DEVELOPMENT	First floor extension to provide classrooms and WC (amended scheme 26/00033/FUL)
PLANNING CASE OFFICER	Joseph Fleetwood HBBC
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	09 October 2026

ECOLOGICAL DOCUMENTS REVIEWED:

- **Location Plan - 01_2523_00 -18.09.2026**
- **Existing and Proposed Block Plan - 02_2523_00 -18.09.2026**
- **Existing Plans and Elevations - 03_2523_BR - 18.09.2026**
- **Proposed Plans and Elevations - 04_2523_BR - Rev B -15.06.2026**
- **Design and Access and Planning Statement - 2413**
- **Bat Emergence and Re-Entry Survey - 1.0 - Arbtech 12.06.2026**
- **Preliminary Roost Assessment - 1.0 – Arbtech 08.04.2026**

SUMMARY RECOMMENDATION:

No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	

REASON FOR RECOMMENDATION:

- The proposed works consist of a first floor extension. The current application relates to an amendment to the previously approved development (26/00033/FUL). The amendment includes the replacement of the approved hipped roof with a flat roof. The overall footprint of the development remains unchanged.

- A Bat Emergence and Re-Entry Survey completed by Arbtech has been reviewed alongside the Preliminary Roost Assessment report. The reports are still in date and identified commuting activity but no bats entering or emerging from the dwelling. On this basis, no further ecological surveys are required.

- Enhancements: In accordance with the NPPF and the biodiversity duty under Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended by the Environment Act 2021), opportunities to secure biodiversity gains and support nature recovery should be incorporated into the development.
- Appropriate biodiversity enhancements include bat and bird boxes integrated into the build or erected onto the building post development and positioned in a suitable location.
- The site is located within a 'Swift Alert' zone as it is within 250m of recorded nest sites. Swifts are a declining species, and a priority species in our Local Biodiversity Action Plan. Therefore, a minimum of two swift boxes/bricks should be installed in close proximity to one another to reflect the species nesting behaviour.
- Bat provisions: Integrated or woodcrete bat boxes should be installed at least 4 m above ground level, close to the eaves, positioned away from artificial lighting (including windows), and provided with an unobstructed flight path.
- Swift provisions: Grouped together, located at least 5 m above ground level, positioned in a shaded location, and provided with a clear flight path.
- Details of all ecological enhancements, including their type (make/model) and location, should be clearly shown on an elevation plan prior to determination. Alternatively, the following condition should be attached to any permission granted.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one integrated bat box and two integrated swift boxes, the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

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IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)

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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.