

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00941/HOU
ADDRESS	28 Springfield Road Hinckley Leicestershire LE10 1AN
DESCRIPTION OF DEVELOPMENT	First floor extension over existing garage, single storey rear extension, replacement roof, windows and doors and external facade re-dressed.
PLANNING CASE OFFICER	Zahra Jam-Rotbeh
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	13 February 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Revised Proposed Elevations - Dwg No. 111 Rev E (Jan 2026) • Preliminary Roost Assessment (PRA) - Stefen Bodnar (January 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• Revised plans have been submitted and show minor alterations to the plans relating to the extension roof and windows. • <u>PRA</u> - The Preliminary Roost Assessment (PRA) carried out by Stefen Bodnar (January 2026) shows the dwelling is in good condition, and any missing hanging tiles have been investigated with an endoscope. The PRA has assessed the dwelling as having negligible bat roost potential and no evidence was found to indicate the presence of bats. • Therefore, no further bat surveys are required, and we have no objection. • The onsite hedgerow was assessed to have no potential to support bats, however, the following informative regarding nesting birds should be attached to any permission.	

• Enhancements - In order to satisfy the NPPF requirements, the application must demonstrate measurable net gains for biodiversity. Biodiversity enhancements include bird boxes. • 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 ecological enhancements in the form of at least two swift boxes should be installed on the proposed building. It is preferable that the boxes/bricks are grouped together to increase the likelihood of uptake, given their natural social nesting behaviour. • The boxes/bricks should be located at least 5m above ground level with a clear approach, close to the eaves and grouped together on the same elevation. • Any enhancement measures need to be shown on all relevant submitted plans, including details of the make/model, installation height and location. • Our suggested worded condition is supplied below.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
• No development shall take place until a swift (<i>Apus apus</i>) enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. This is to detail the provision of a minimum of 2 woodcrete swift nest boxes, the make/model and location on plan. All works are to proceed strictly in accordance with the approved scheme. The enhancements shall be retained in situ in perpetuity and made available at all times fit for its designated purpose.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.
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.

