

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	17 November 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• n/a • Existing Elevations & 3D Visuals – Dwg No. 102 (Sept 2025) • Proposed Elevations & 3D Floor Plans - Dwg No. 111 Rev C (Sept 2025) • Proposed Ground, First Floor, and Roof Plan – Dwg No. 110 Rev C (Sept 2025)	
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 single storey extension, a replacement roof and the removal of conifers within the garden. Sited within an urbanised area with good habitat connectivity leading out to the nearby Local Wildlife Site (LWS), providing good habitat connectivity and foraging habitat for bats and birds. • <u>Protected Species</u> - The proposed extension involves significant alterations to the existing catslide roof and roof structure. Including the roofline, loft space, soffits and tiles which provide potential access and suitability for roosting bats. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.	

• It is also proposed that the conifer trees onsite are to be removed and will require inspection for suitable features that could be used by roosting bats and nesting birds, prior to felling. • Therefore, the submission of a Preliminary Roost Assessment (PRA) will be required on the existing dwelling and conifers, prior to commencement. The survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year. • The PRA should include the following: - Internal and external assessment of the building and conifers - Photographs of any potential roost features (PRFs) and the locations clearly illustrated on an image, showing the entire building for context (including cardinal directions) - Clear justification regarding the assessment of the structures as negligible, low, medium or high roost potential and any further surveys recommended by the ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey). - Assessment of the potential for other protected species - Any mitigation and enhancements being offered for protected species • <u>Enhancements</u> - In order to satisfy the NPPF requirements, the application must demonstrate measurable net gains for biodiversity. The PRA should therefore identify appropriate ecological enhancements, such as the installation of bat and swift nesting features. • 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, the PRA should assess opportunities for incorporating integrated swift nest boxes into the new build section. • The ecologist should provide clear recommendations on the number, type and placement of the proposed bat and bird enhancements. These should be supported by an elevation plan or an annotated image indicating the proposed locations and the make/model. • Submission of a Preliminary Roost Assessment (PRA) is required on the existing dwelling and the onsite conifers in order to make further considerations. This should also scope in any potential opportunities for bat and bird enhancements.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
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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.

