

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01099/FUL
ADDRESS	200A High Street Earl Shilton Leicester Leicestershire LE9 7LQ
DESCRIPTION OF DEVELOPMENT	Erection of a single storey self-build bungalow (re-submission of 22/00965/FUL)
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	19 May 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Site Location Plan • Block Plan • Site Layout: 4194 • Phase 1 Preliminary Ecological Appraisal (Dr Stefan Bodnar, March 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
• A Phase 1 Preliminary Ecological Appraisal completed by Dr Stefan Bodnar in March 2026 has been submitted with the application which is accepted. • The report states the site is of low ecological value however, a series of methods to safeguard habitats and species through a Construction and Environmental Management Plan (Biodiversity) is recommended. • A Construction and Environmental Management Plan (Biodiversity) will be required to protect and retain the following habitats and species during construction: trees. A series of Reasonable Avoidance Measures (RAMS) should also be included for amphibians, reptiles, badger and hedgehog as suitable habitat is present on site and in the wider landscape. Please see recommended Conditions.	

- The site does provide foraging and commuting habitat for bats. Artificial light spill on adjacent vegetation should be kept to a minimum to reduce disturbance of foraging and commuting bats.
- A low impact lighting strategy should also be adopted for the site. A detailed lighting scheme is recommended to be approved by a licensed bat ecologist following best practice guidelines outlined in Bats and Artificial Lighting at Night (ILP, 2023).
- **Birds** – The vegetation on site does provide nesting opportunity for nesting birds and any vegetation clearance should take place outside of the bird nesting season which runs from March to August inclusive. If this is not possible then a nesting bird check will be required, no later than 24hours prior to removal by a suitably qualified ecologist. **Please see recommended Informatives.**

Biodiversity Enhancements

- In accordance with the NPPF (2024) there should be a net gain for biodiversity and NERC Act 2006 a duty for public authorities to conserve and enhance biodiversity. It is recommended the models of 2 x bird boxes and 1 x bat box are incorporated within the new development.
- Native tree and shrub planting of local provenance to provide compensation for vegetation removal.
- A range of plants included in the landscaping to provide for pollinating insects.
- It is also recommended that any new close board fencing installed which may fragment the landscape for hedgehog should include a 13cm x 13cm hole at the base to allow for hedgehog migration through the site. **Please see recommended Conditions.**

BNG Specific

- It is accepted that mandatory BNG does not apply as the application is a self-build and custom build development.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- **CEMP Biodiversity** - No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:
 - A. Identification of potentially damaging construction activities on trees
 - B. practical measures and sensitive working practices to avoid or reduce impacts during construction on amphibians, badgers, reptiles, and hedgehog
 - C. timing of works to avoid harm to nesting birds
 - D. responsible persons for overseeing sensitive works
 - E. use of protective fencing where required on surrounding trees
- **Landscape Enhancement Plan** - No development shall take place until a biodiversity enhancement plan has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) 13cm x 13cm holes at the base of new close board fencing. At least two integrated bird boxes and one integrated bat box with the makes/models and their locations. The biodiversity enhancement scheme shall include planting of hedgerows and trees of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database. Hedgerow mixes should include: 80% hawthorn (*Crataegus monogyna*), plus any one or more of the following: field maple (*Acer campestre*), dogwood (*Cornus sanguinea*), dog rose (*Rosa canina*) and holly (*Ilex aquifolium*). 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:
• Nesting Birds - Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration or vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.

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.

