

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00442/FUL
ADDRESS	23 Newbold Road Desford Leicester Leicestershire LE9 9GT
DESCRIPTION OF DEVELOPMENT	Proposed Change of Use from a retail store (Class E) to a medical and dental practice (Class E)(e) as well as external alterations to front and side elevations
PLANNING CASE OFFICER	
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	
DATE OF COMMENTS	19 June 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
N/A	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
Upon review of the Proposed Plans & Elevations (ref: 26017-03-C & 26017-04-C), Existing Plans & Elevations (ref: 26017-01-B & 26017-02-C), Design and Access Statement (ref: 26017/DAPS/v1.0), Location Plan (ref: PP-14938513v1) and Application Form, we require some additional information in order to assess the likely impact of the development on ecology and biodiversity, in particular the potential impact to roosting bats. Sections of the existing building are to be renovated/subject to alteration, including the installation of a roof light and solar panels, such that a Preliminary Roost Assessment (PRA) for bats is required in the first instance. Depending on the results of the PRA, further survey work in the form of dusk emergence survey(s) may be required. Consideration of the potential impact of the development on other protected and Priority species such as nesting birds, habitats and important ecological feature(s) on-site and in the surrounding area should also be assessed where relevant. It is our understanding no trees are to be removed	

under the proposals, however should any be removed/pruned/subject to increased lighting then a Ground-Level Tree Assessment (GLTA) for roosting bats will also be required.

The ecology survey work will need to be undertaken by suitably licenced and experienced ecologist(s), during the relevant optimal period and in accordance with the best practice guidance/methodology.

An accompanying ecology report(s), with relevant plan(s) and photos, will need to be submitted detailing the results of the ecology survey work, mitigation and enhancements. This information would allow the planning application to be assessed in accordance with the requirements of the NPPF and ODPM Circular.

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.

The results are required prior to determination because paragraph 99 of the ODPM Circular 06/2005 highlights that: *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*

Holding objection for ecological survey work to be undertaken and suitable report submitted.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- TBC

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- TBC

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.

