

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	26/00717/FUL	
ADDRESS	2C Southfield Road Hinckley Leicestershire LE10 1UB	
DESCRIPTION OF DEVELOPMENT	Change of Use from Dwellinghouse (Use Class C3) to Health and Wellbeing Clinic (Use Class E(e))	
PLANNING CASE OFFICER	Zahra Jam-Rotbeh	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	25 September 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
• n/a • Existing Floor Plans - PP-01 (15/08/2026) • Existing Elevations - PP-02 (15/08/2026) • Proposed Floor Plans - PP-03 (15/08/2026) • Proposed Parking Provision Plan - PP-05 (15/08/2026) • Existing Site-Block Plan - PP-06 (15/08/2026) • Proposed Site-Block Plan - PP-07 (15/08/2026)		
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 change of use and revisions to the door on the south elevation. • The works are minimal and therefore no ecological surveys are required. Bird box enhancements are proposed on the northwest elevation, these are welcomed and the provisions must remain in situ as part of the site's long-term enhancements. • We have no objection.		
ANY RECOMMENDED CONDITIONS TO BE APPLIED:		
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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.

