

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00627/FUL
ADDRESS	Former Factory Works Upper Bond Street Hinckley Leicestershire
DESCRIPTION OF DEVELOPMENT	Conversion of former hosiery factory into 25 one bedroom apartments
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	19 March 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Location Plan • Internal and External Photo Record • Design and Access Statement • Planning Application Form • Proposed Elevations • Existing Elevations • Internal and External Bat Survey (Dr Stefan Bodnar, October 2025) • Bio Diversity Scheme (Fortress Eight Limited, December 2025) • Plans As Proposed 02: 25-09-P-06	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
Further information has been submitted by the applicant with updated Biodiversity Enhancement section updated below. All other comments are still valid from the response provided on 16/10/2025. • Biodiversity Enhancements – The installation and management proposed for the boxes are accepted. • Two Beaumaris Small Bat Box are proposed on plan 25-09-P-06 with the make and model. This is accepted.	

- One Woodstone Estella House Sparrow Terrace is proposed on plan 25-09-P-06, in a favourable position. No objections. - Three WoodStone Swift Nest Boxes are proposed on plan 25-09-P-06, in a favourable position. No objections.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
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.

