

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	16 October 2025	
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)		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		✓
Recommend Refusal		
Holding Objection - Further information required		
REASON FOR RECOMMENDATION:		
• An Internal and External Bat Survey completed by Dr Stefan Bodnar in October 2025 has been submitted and reviewed which is accepted and outlined below. • Bats – Two buildings were assessed for their bat roost potential outlined below. • B1 – Consists of a three-storey factory of solid brick construction with no loft space or cavity wall, a tiled roof and well-lit cellar and broken windows. All roof gaps were inspected from the interior via ladders or endoscope, no suitable gaps were present in external brickwork and no suitable bat roost features were identified internally and no evidence of bats found. The building is classed as ‘Negligible’, and no further surveys are required.		

- B2 – Is conjoined to B1 a two-storey building of solid brick construction with no loft space or cavity wall, a tiled roof and broken windows. There were no suitable bat roost features internally and no evidence of bats found and classed as 'Negligible', and no further surveys required.
- The ecology report is recommending works are undertaken outside of the peak bat activity season March 31st to September 31st of any year. The applicant should be made aware of their duties under the Wildlife and Countryside Act (1981) as amended. Please see recommended Informatives.
- **Birds** – B1, found evidence of large numbers of feral pigeons roosting and nesting from 2025 however, none present at time of survey. The ecology report is recommending the building is 'de-risked' prior to works by shuttering the broken windows to prevent breeding birds entering. If this does not take place a breeding bird survey will be required if works, take place between 1 March and 31st September of any year. Please see recommended Informatives.
- **Biodiversity Enhancements** - There is a requirement for net biodiversity gain in accordance with the NPPF (2024) and no net loss of biodiversity NERC Act (2006). The ecology report is recommending the installation of 2 bat boxes and a house sparrow terrace. This is welcomed and accepted as part of the planning application.
- It must also be noted the application site falls within a Swift Alert area, with records of swifts in close proximity to the building. 3 x swift boxes would be recommended to be installed within the development to ensure continued nesting habitat for this species. Please see recommended Conditions.

BNG specific

- Development subject to the de minimis exemption (development below the threshold)

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- Bird and Bat Boxes - No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least two woodcrete/integrated bat boxes, one woodcrete/integrated a house sparrow terrace, and three swift boxes, the make/model and their locations. 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:

- **Bats** - The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached, and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. 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.

• 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.
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.

