

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00700/FUL
ADDRESS	Concordia Theatre Stockwell Head Hinckley Leicestershire LE10 1RE
DESCRIPTION OF DEVELOPMENT	Planning and conservation area consent sought for the refurbishment and remodelling of the Hinckley Concordia Theatre building complex including 254m ² nett new floor area. Upward extension and rearward expansion of stagehouse, new external ambulatories and fire escapes, main building roof (with pv) replacement, remodelled gable end facade, removal of render to expose brickwork and replacement of windows to Stockwell Head building. Enhanced public realm including new public forecourt space and site wide accessibility improvements.
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	10 September 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Ecological Appraisal Report and Biodiversity Net Gain Assessment (prepared by ecologybydesign, dated 24/07/2026) • BNG Metric (dated 17/07/2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
We have reviewed the above ecology documents as well as; • Location Plan (ref: PP-15109605v1) • Existing Site Location Plan (ref: HCA-KWA-X-00-DR-A-0202, Rev P) • Existing Site Plan (ref: HCA-KWA-X-00-DR-A-0203, Rev P) • Existing Plans (ref: HCA-KWA-X-00-DR-A-0201 & 0211-0215 & 0220-0221, Rev P)	

- Existing Elevations (ref: HCA-KWA-X-00-DR-A-0230-0231, Rev P)
- Proposed Site Plan (ref: HCA-KWA-X-00-DR-A-0401, Rev P)
- Proposed Plans (ref: HCA-KWA-X-00-DR-A-0410-0415 & 0420-0421, Rev P)
- Existing Elevations (ref: HCA-KWA-X-00-DR-A-0430-0431, Rev P)
- Design and Access Statement (prepared by Keith Williams Architects, dated July 2026)
- Arboricultural Impact Assessment (ref: 25068A_CONCORDIA THEATRE_LEICESTER_PAD_ARB_TS_AIA_TPP_V1)
- Application Form

We require some additional information/clarification in order to assess the likely impact of the development on ecology and biodiversity. Details of further information required in order to determine this application are detailed below:

Bats;

- The Arboricultural report includes works to at least one of the trees such that the results of the Ground-Level Tree Assessment (GLTA) for this trees and any other trees affected is required in the first instance. Depending on the results, further survey work may be required.
- We request clarification on the location of the lighting in relation to the potential features noted on B1.
- It is unclear from the report whether the basement of B1 was also checked for roosting bats. Furthermore, no information is provided on the suitability of the building to support swarming and/or hibernating bats.
- There are works proposed to sections of the existing roof, including replacing some sections and adding cladding elsewhere. From a review of streetview, there appears to be a gap/hole in the brickwork and it does not seem all elevations of the building can be viewed externally, such that we request clarification as to whether there were limitations to the external inspection.
- A suitability qualified ecologist is required to undertake bat surveys. To confirm the survey was carried out by a licensed ecologist, we require the Natural England License Number of the licensed individual(s) who conducted the work to be provided.

Ecological Reporting;

- No information is provided in relation to other protected and Priority Species, in particular the suitability of the building and/or whether nesting birds were recorded. The redline boundary in the PEA/BNG report does not match with the boundary shown in the submitted plans. We request the redline be updated and the report and Metric updated accordingly.
- No mitigation or enhancements are included within the PEA/BNG report, such that this requires updating.

Swift Alert Area

- 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

BNG;

- The proposed habitat areas for the developed land and modified grass does not align between the Metric and report and require updating.

• We request clarification on the extent of the woodland removal works as the area within the pre and post development areas remains the same. We also request the date which the baseline is set as. • We request information on grassland quadrat data collected to inform the BNG condition assessment. • The PEA/BNG report states biodiversity credits are to be purchased to achieve 10% BNG. This is acceptable, albeit please note we will require proof of purchase to be provided. We also require submission of the completed BNG Metric, Biodiversity Gain Plan and associated documentation at the gain plan stage. Requirement to provide proof of biodiversity credit purchase and appropriate documentation at the Biodiversity Gain Plan stage. The results are required prior to determination because paragraph 99 of the ODPM Circular 06/2005 highlights that: <i>“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.”</i>
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

PRE-DEVELOPMENT HABITAT BASELINE FOR BIODIVERSITY NET GAIN (BNG)	
THIS IS THE MINIMUM NATIONAL ESSENTIAL INFORMATION REQUIREMENTS (PPG paragraph 11) AND MUST BE SATISFIED PRIOR TO DETERMINATION:	
Confirmation that development is subject to statutory biodiversity gain condition	Y
Pre-development Habitat Plan of existing onsite habitat (to scale)	Y
Pre-development Habitat Value (on date of application or earlier)	Y
Completed Metric Calculation Tool	Y
Statement of Habitat Degradation where present (with dates and details)	N
Reason for proposing an earlier date if applicable (ie. degradation)	Y
Description of Irreplaceable Habitat where present	N
SMALL SITES METRIC ONLY: “Competent person” information (ie. qualifications, skills, experience)	N/A
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	N

POST DEVELOPMENT PROPOSALS FOR BIODIVERSITY NET GAIN (BNG)	
PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION. Post-development information is indicative only ; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage.	
ON-SITE SIGNIFICANT* BNG is proposed (If Y, please see later table)	Y
OFF-SITE APPLICANT-OWNED BNG is proposed (ie. Land shown on plan within the “blue line” boundary and inserted in “offsite” tab of statutory metric)	N
PLEASE NOTE: Where applicant-owned off-site or significant on-site BNG proposals are present, these should be secured and monitored for 30 years. The determining authority is responsible for monitoring for compliance.	
OFF-SITE PURCHASE** of BNG	
BNG units purchase from a third party to achieve 10% BNG uplift	Y
Statutory biodiversity credits	Y
PLEASE NOTE**: Where purchased BNG units are proposed, any purchased units from the national register are secured and monitored for 30 years by conservation covenant, separately from this planning application process.	

POST DEVELOPMENT PROPOSALS: *TYPE OF <u>SIGNIFICANT ON-SITE</u> HABITAT PROPOSED: (using the current government definition ¹)		
SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness	Other woodland; broadleaved	0.12
Large number of units at Low Distinctiveness		
Significant increase in Distinctiveness, Condition or Area		

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

¹ <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements>

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.

