

**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

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| <b>COUNTY, DISTRICT OR BOROUGH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Hinckley and Bosworth Borough Council                                  |   |
| <b>APPLICATION NUMBER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 25/00627/FUL                                                           |   |
| <b>ADDRESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Former Factory Works Upper Bond Street Hinckley<br>Leicestershire      |   |
| <b>DESCRIPTION OF DEVELOPMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Conversion of former hosiery factory into 25 one<br>bedroom apartments |   |
| <b>PLANNING CASE OFFICER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Matt Jedruch                                                           |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                        |   |
| <b>DEPARTMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Ecology                                                                |   |
| <b>PLANNING ECOLOGY OFFICER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Richard Kelly                                                          |   |
| <b>DATE OF COMMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 08 December 2025                                                       |   |
| <b>ECOLOGICAL DOCUMENTS REVIEWED:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |   |
| <ul style="list-style-type: none"> <li>• Location Plan</li> <li>• Internal and External Photo Record</li> <li>• Design and Access Statement</li> <li>• Planning Application Form</li> <li>• Proposed Elevations</li> <li>• Existing Elevations</li> <li>• Internal and External Bat Survey (Dr Stefan Bodnar, October 2025)</li> <li>• Bio Diversity Scheme (Fortress Eight Limited, December 2025)</li> <li>• Plans Proposed: 25-09-P-06</li> </ul>                                   |                                                                        |   |
| <b>SUMMARY RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                        |   |
| <b>No comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                        |   |
| <b>No objection (for recommended conditions or informatives- see below)</b>                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                        |   |
| <b>Recommend Refusal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |   |
| <b>Holding Objection - Further information required</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                        | ✓ |
| <b>REASON FOR RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                        |   |
| <p>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.</p> <ul style="list-style-type: none"> <li>• <b>Biodiversity Enhancements</b> – The installation and management proposed for the boxes are accepted.</li> <li>• Two Beaumaris Small Bat Box are proposed on plan 25-09-P-06 with the make and model. This is accepted.</li> </ul> |                                                                        |   |

- One Woodstone Estella House Sparrow Terrace is proposed on plan 25-09-P-06, this should be placed on a north or east facing aspect only.
- **There is a holding objection until this is updated on plan.**
- Three WoodStone Swift Nest Boxes are proposed on plan 25-09-P-06, these should be placed on a north or east-facing walls only and to avoid direct sunlight.
- **There is a holding objection until this is updated on plan.**

**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                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| National Planning Policy Framework                                                                      | Paragraphs relevant to biodiversity, biodiversity net gain, ecological connectivity and protected species                                                                                                                                                                                                                                                                                                                                                                |
| Environment Act 2021                                                                                    | Mandatory Net Gain<br>Biodiversity Duty<br>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)<br>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.<br>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. |

