



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00840/FUL	
ADDRESS	Unit 3 Midland Distribution Centre Markfield Road Groby Leicester	
DESCRIPTION OF DEVELOPMENT	Extension to existing workshop	
PLANNING CASE OFFICER	Ashleigh Gade	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Richard Kelly	
DATE OF COMMENTS	28 October 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Application Form • Site Location Plan: ATC 1120.52(a) • Existing Ground Floor Plan: ATC 1120.54 • Proposed Ground Floor Plan: ATC 1120.56 • Existing Site Redevelopment Block Plan: ATC 112 50 • Proposed Block Plan: ATC 1120.51 • Preliminary Ecological Assessment (Aval Consulting Group, September 2025) • Technical Note – Biodiversity Net Gain Exemption Statement (Aval Consulting Group, September 2025)		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		✓
Recommend Refusal		
Holding Objection - Further information required		
REASON FOR RECOMMENDATION:		
• The proposals are for the extension of the existing building on site known as Westermans International only. Access is via the approved application: 20/01284/FUL drawings: - ATC 1120.07k Proposed Block Plan showing Landscaping and - ATC 1120.05p Proposed Block Plan of application • A Preliminary Ecological Appraisal has been submitted by Aval Consulting Group in September 2025 which is accepted and outlined below.		

• Designated Sites – The Historic LWS to the south Grassland – Neutral and Candidate LWS to the northeast Land off Markfield Rd Groby had been cleared at that time of survey leaving an area of bare ground. • Habitats – The habitats consisted of a building and artificial unvegetated, unsealed surface of packed stone and gravel. • Bats – One building was assessed for its bat roost potential which consisted of a single skin of bricks, profiled metal sheets and skylights and classed as ‘Negligible’ potential. The roof will not be impacted on during the works and therefore, no further surveys are required. • Lighting mitigation measures are recommended within the report which include avoiding light spill onto adjacent vegetation and maintaining dark corridors. This should follow best practice guidelines outlined in Bats and Artificial Lighting at Night (ILP, 2023) and in consultation with an ecologist. • Birds – The site offered negligible potential for nesting birds which lack of suitable features. However, the surrounding habitats do offer potential for nesting birds. • Terrestrial Mammals – Badgers and hedgehogs may frequent the site and should be protected during construction works. Any trenches should provide a means of escape and any pipes 300mm or greater should be temporarily sealed overnight. • Biodiversity Enhancements – A bird box is being recommended to be installed within the new development to provide a net gain for biodiversity. Please see recommended Conditions. BNG Specific • The development meets the de minimis exemption (development below the threshold).
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
• Bird 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 one bird box, 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:
• N/A
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.

