

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00277/CONDIT
ADDRESS	Forest House Leicester Lane Desford Leicestershire LE9 9JJ
DESCRIPTION OF DEVELOPMENT	Variation of conditions 1 and 3 of planning permission 25/00472/REM (Outline 22/01160/OUT) to amend plans, parking, turning and cycle parking facilities.
PLANNING CASE OFFICER	Emma Baumber
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Hamish Jackson – Senior Ecological Consultant
DATE OF COMMENTS	6 May 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Crevice Bat Boxes data sheets • Bat Box Specifications • Bird Box Specifications • Proposed Landscaping Dwg No. 8658_0303_1011 Rev PL1 (HSSP Architects Ltd) • Proposed Site Plan Dwg No. 8658_0303_1001 Rev PL1 (HSSP Architects Ltd)	
SUMMARY RECOMMENDATION:	
No comment	☐
No objection (for recommended conditions or informatives- see below)	☒
Recommend Refusal	☐
Further information required	☐
REASON FOR RECOMMENDATION:	
<u>Conditions imposed as part of planning permission 25/00472/REM</u> 1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan Proposed Site Plan Dwg No. 8658_0302_1001 Rev PL2 Proposed Ground Floor Plan Dwg No. 8658_0302_1002 Rev PL1 Proposed First Floor Plan Dwg No. 8658_0302_1003 Rev PL1 Proposed Roof Plan Dwg No. 8658_0302_1004 Rev PL1 Proposed Elevations Dwg No. 8658_0302_1005 Rev PL2	

Proposed Landscaping Dwg No. 8658_0302_1011 Rev PL1
Bat Box Specifications
Bird Box Specifications Crevice
Bat Boc Specifications
Public Right of Way Details Dwg No. 8658_0302-1010 Rev PL2
Construction Traffic Management Plan

Reason: To ensure a satisfactory form of development and satisfactory external appearance in accordance with Policies DM1, DM6, DM10, DM11, DM12, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

3. The development hereby permitted shall not be brought into use until such time as the parking, turning and cycle parking facilities have been implemented in accordance with Proposed Site Plan', drawing number 8658_0302_1001 Rev PL2. Thereafter the onsite parking, turning and cycle provision shall be kept available for such use in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally. To enable vehicles to enter and leave the site in a forward direction, and that secure cycle parking is provided in the interests of highway safety and to promote travel by sustainable modes in accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

Comments

We note that the proposed variation of conditions will result in revised locations of the proposed bat boxes, but the bird boxes appear to be located in a similar position.

As a result, we have no objections to the proposed bird and bat box locations and the accompanying product details supplied. As a result, we support the proposal to revise condition 1 and 3 and include 'Proposed Site Plan Dwg No. 8658_0303_1001 Rev PL1' at an ecological perspective.

Recommendation

We support the proposed variation of conditions 1 and 3 of planning permission 25/00472/REM.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

N/A

ANY RECOMMENDED INFORMATIVES 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.