CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley & Bosworth Borough Council
APPLICATION NUMBER	26/00113/REM
ADDRESS	Land West Of Workhouse Lane Burbage Leicestershire
DESCRIPTION OF DEVELOPMENT	Application for the approval of Reserved matters (Layout, Scale, Appearance, Landscaping) of outline planning permission 20/01012/OUT for residential development of up to 40 dwellings
PLANNING CASE OFFICER	Alex Jelley
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Lily Clarke
DATE OF COMMENTS	16.10.2026

ECOLOGICAL DOCUMENTS REVIEWED:

- **Preliminary Ecological Appraisal (PEA) (Arbtech, October 2025)**
- **Illustrative Landscape Masterplan (Pegasus Group, January 2026)**
- **Reptile Presence/Absence Survey Report (Arbtech Consulting Ltd, 03.07.26)**
- **Great Crested Newt eDNA Sampling Report (Arbtech Consulting Ltd, 04.06.26)**
- **Detailed Soft Landscape Proposals (Pegasus Group, 27.07.26)**

SUMMARY RECOMMENDATION:

No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	

REASON FOR RECOMMENDATION:

- It appears there has been confusion over the additional trees and has been determined that they are outside of the red line boundary. However, due their proximity to the development it has been agreed with the LPA that informatives regarding nesting birds an bats will be added as informatives.
- The Reptile and GCN report have been reviewed. It is agreeable to proceed under precautionary measures with the use of an ecologist to supervise vegetation clearance.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

Protected Species & Habitats:
The development hereby approved shall be implemented in strict accordance with the

measures stated in the Preliminary Ecological Appraisal (PEA) (Arbtech, October 2025), Reptile Presence/Absence Survey Report (Arbtech Consulting Ltd, 03.07.26) and Great Crested Newt eDNA Sampling Report (Arbtech Consulting Ltd, 04.06.26) unless otherwise agreed in writing by the Local Planning Authority.
Reason: to ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments.

Biodiversity Enhancement Scheme
No development shall take place until a Biodiversity Enhancement Scheme has been submitted to and approved in writing by the Local Planning Authority. Enhancements shall include (but is not limited to) a minimum of six bird boxes on mature trees around the site boundaries or on new buildings, six bat boxes incorporated into the fabric of the new dwellings and the installation of hedgehog houses and gaps under boundary fencing 'Hedgehog highways' as recommend in the PEA (Arbtech, October 2025). As well as details of native planting and confirmation that none of the trees or hedges indicated to be retained shall be cut down, uprooted or destroyed, nor shall be topped or lopped other than in accordance with the approved plans, without the written approval of the Local Planning Authority. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme unless otherwise agreed in writing by the LPA.
Reason: to ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments.

LEMP
No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- description and evaluation of the features to be created/enhanced
- aims and objectives of management
- appropriate management options for achieving aims and objectives
- prescriptions for management actions
- work schedule
- F. species/seed mixes to be planted/sown
- G. ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
Reason: to ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments.

CEMP
Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- Identification of potentially damaging construction activities
- practical measures and sensitive working practices to avoid or reduce impacts
- during construction on the species and habitat outlined in the PEA (Arbtech,
- October 2025)
- timing of works to avoid harm to nesting birds

- responsible persons for overseeing sensitive works
- use of protective fencing where required

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.
Reason: to ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments.

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition, significant alteration or vegetation clearance / tree removal should take place outside the breeding season (March to August inclusive) unless carefully checked by a suitably qualified person.

All bat species are legally protected from harm under UK law; as such, trees to be removed will require inspection for suitable features that could be used by roosting bats prior to felling. This can be carried out by the arborist completing the works. However, if suitable roosting features, evidence of bats, or indeed live bats are found, works should cease, and advice obtained from a licenced bat ecologist.

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.