

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00098/OUT
ADDRESS	75A Newbold Road Barlestone Nuneaton Leicestershire CV13 0DT
DESCRIPTION OF DEVELOPMENT	Outline application for construction of 4 new dwellings (all matters reserved)
PLANNING CASE OFFICER	Joseph Fleetwood HBBC
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	20 March 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Ecological Appraisal Report (Prepared by Pear Tree Ecology, dated 11/12/2025) • Statutory Biodiversity Net Gain Assessment Report (Prepared by Pear Tree Ecology, dated 11/12/2025) • BNG Metric (dated 10/12/2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
Upon review of the above ecology documents as well as the Proposed Block Plan (ref: AVD-NRB-FE01), Existing Site and Location Plan (ref: AVD-NRB-LP01), Design and Access Statement (DAS, no ref) 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: <i>Roosting Bats;</i> • Chapter 3 of the PEA report includes the limitations of the Preliminary Roost Assessment of the bungalow, namely that the building could not be fully inspected due to health and safety concerns and external materials. Paragraph 5.2.43 of the Bat Conservation Trust Good Practice Guidelines states where it is not possible to access a structure internally then subsequent surveys may be needed. All of the on-site buildings have been assessed as having negligible suitability to support roosting bats, however, as a full inspection could not	

be undertaken, **we require further information and rationale for assessing the buildings as negligible.**

- Furthermore, there is limited information provided as to potential external features on any buildings, such as fascia/barge boards, that may provide roosting opportunities. Therefore, we require further information on the external inspection undertaken, with supporting photos of features inspected and all building elevations. **Holding objection for further information on external building features to support roosting bats, as well as internal and external photos of all on-site buildings and elevations.**
- Chapter 3 of the PEA report states the trees along the southern boundary contained Potential Roost Features (PRFs), however no further information is provided. The report states that these trees are to be retained, however the Block Plan does not reflect this, and consideration of potential impacts from lighting as a result of the development has not been included. **We require confirmation as to whether the four trees at the south of the site will be retained, details on the PRF's and consideration of the impact of lighting.**
- 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.**
- The PEA report refers to at least three on-site buildings/structures. However, no building references are included within the text, and a plan is not included with the buildings labelled. **We request clarification on the buildings/structures within the site and a suitable plan to be provided.**

Protected and Priority Species;

- An assessment of the sites potential to support a number of protected and Priority Species has been provided. However, the methodology for each respective species/species group has not been provided. **We request further information detailing the methodology followed.**

Invasive Non-Native Species (INNS);

- Paragraph 4.1.2 of the BNG report includes Rhododendron in the list of species recorded within the site, however this is not included within the PEA. A review of the site from Google Streetview also appears to show the presence of Montbretia within the site. Rhododendron and Montbretia are listed under Schedule 9 Part II of the Wildlife and Countryside Act, such that further information in relation to these species, and any other INNS that may be present, must be addressed. **Holding objection for further information in relation to INNS to be provided, including but not limited to a species list of all plants and INNS recorded within the site, a plan showing location(s) of the INNS and suitable mitigation measures.**

BNG;

- The BNG Metric includes habitat areas to be retained on-site, however the proposed plan provided does not indicate which areas these are.
- There is a significant loss of habitat units and trading rules are not satisfied.
- The tree areas included within the Metric does not accord with the areas generated from the 'tree helper'.
- The assumptions within the BNG report state the hedgerow length is proposed but not shown on the plan, however the location is shown along the southern boundary.

• Holding objection for the above points in relation to the BNG Metric and report to be addressed. <i>Lighting Strategy;</i> • Given the design of the proposed building, there is likely to be increased light spill on the surrounding habitats. Therefore, a lighting strategy is requested detailing how lighting placement and keeping external lighting to a minimum has been considered, including avoiding lighting trees and surrounding vegetation, as per the Bats and Artificial Lighting guidance note. Recommendation for a suitable lighting strategy for bats and nocturnal fauna to be provided.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
• Precautionary Working Method Statement: Amphibians and Reptiles – Recommendation to condition the requirement to undertake any vegetation clearance and removal of potential hibernacula following a Precautionary Working Method Statement in accordance with the PEA report, with a suitable report submitted prior to works detailing mitigation measures to be implemented including but not limited to; ecological supervision, timing of works, suitable translocation area and use of fencing where needed. Recommendation for condition for works to be undertaken following a Precautionary Working Method Statement: Amphibians and Reptiles, to be submitted prior to works. • Construction Environment Management Plan: Biodiversity – Recommendation to condition the requirement to submit a report detailing suitable mitigation measures for Badger, mammals and nesting birds, as well as hedgerow and tree protection measures. Recommendation for condition of Construction Environment Management Plan: Biodiversity report, to be submitted prior to works. • Ecological Enhancement Plan - Recommendation to condition the requirement to submit a suitable plan detailing the locations of proposed enhancements. Recommendation for condition of an Ecological Enhancement Plan to be submitted prior to works. <u>Please note, additional conditions may be recommended depending on the results of the further ecological information provided.</u>
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)	TBC
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)	Y

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)	TBC
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)	TBC
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	TBC
Statutory biodiversity credits	TBC
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 SIGNIFICANT ON-SITE 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		
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

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

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.

