

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00195/FUL
ADDRESS	Land At Inglenook Farm Leicester Road Barwell Leicester Leicestershire
DESCRIPTION OF DEVELOPMENT	Erection of two holiday lodges and associated works
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	15 July 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Site Location Plan • Existing Site Layout Plan: HMD/SV/0635/01 • Proposed Site Layout Plan: HMD/PD/0635/01 • Environmental DNA Report (June 2023) • Response from Agent to LCC Ecology (May 2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
There has been a review of applicant submitted information and Leicestershire County Council Ecology advice (23/03/2026) with updated comments below, of which there are still outstanding objection in relation to protected species and BNG. • The application is for the erection of two holiday lodges, access and landscaping. • • The Agent acknowledges the baseline of the site was established through previous planning permissions and appeal decision. This is based on a Preliminary Ecological Appraisal dated March 2023. As more than 18 months have passed since this ecology survey, in accordance with the CIEEM advice note on validity of ecological reports this requires updating.	

- There are records of badger in close proximity to the site, badgers are a highly mobile species and an assessment for badgers needs to be included within the updated ecology survey.
- Furthermore, the baseline habitats need to be established since more than 18 months have passed since the previous ecology survey, this is to detail any updated mitigation or compensation requirements in relation to the adjacent Local Wildlife Site Semi-improved grassland and ponds.
- The ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.
- **Therefore, there is a holding objection until an updated ecology survey is received.**

BNG Specific Comments

- The Agent letter states that existing access from Leicester Road will be used and no alterations made to this entrance, this was accepted in the original ecology response.
- The letter also states an existing access track is present, will be used for the current proposals and will not involve construction or change in ground condition.
- However, the labelled 'Access Track' on the eastern side of the site, on plan HMD/PD/0635/01 is not present on aerial imagery (04/07/2025 and 06/08/2025). Furthermore, access to Lodge A and B is also not present on aerial imagery. Therefore, requires including as part of this application, continued use will degrade the habitat underneath it.
- The Agent has also stated that the BNG response is based on assumptions and does not reflect the site condition. Aerial imagery has been reviewed; the site is currently well vegetated. With a lack of supporting information such as an updated PEA and BNG assessment to ground truth existing conditions of the application site, previous comments relating to BNG are still current.
- **There is a holding objection until supporting evidence confirming the current condition of the site are received such as a Biodiversity Net Gain Assessment.**

GCN

- An Environmental DNA report for GCN has been submitted where the adjacent ponds are negative for GCN which is still valid, this is accepted.

Biodiversity Enhancements

- Plan: HMD/PD/0635/01 indicates new native planting which is welcomed. **Please see recommended Conditions.**

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- Landscape Enhancement Plan - No development shall take place until a biodiversity enhancement plan has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) 13cm x 13cm holes at the base of new close board fencing. At least two woodcrete/integrated bat box, two woodcrete/integrated bird boxes and one hedgehog box with the makes/models and their locations. The biodiversity enhancement scheme shall include planting of hedgerows

and trees of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database. Hedgerow mixes should include: 80% hawthorn (*Crataegus monogyna*), plus any one or more of the following: field maple (*Acer campestre*), dogwood (*Cornus sanguinea*), dog rose (*Rosa canina*) and holly (*Ilex aquifolium*). Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.

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)	N
Pre-development Habitat Value (on date of application or earlier)	N
Completed Metric Calculation Tool	N
Statement of Habitat Degradation where present (with dates and details)	N
Reason for proposing an earlier date if applicable (ie. degradation)	N
Description of Irreplaceable Habitat where present	N
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	TBC
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	TBC

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 <u>SIGNIFICANT ON-SITE</u> 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		TBC
Large number of units at Low Distinctiveness		TBC
Significant increase in Distinctiveness, Condition or Area		TBC

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.

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

