

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00472/REM
ADDRESS	Desford: Forest House Leicester Lane Desford Leicester Leicestershire LE9 9JJ
DESCRIPTION OF DEVELOPMENT	Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/01160/OUT for a proposed commercial unit (Use class E(g) including the discharge of conditions 5 (construction traffic management plan), 7 (ecological strategy), 12 (PRoW treatment), 13 (surface water drainage) and 14 (WSI) of outline planning permission 22/01160/OUT
PLANNING CASE OFFICER	Emma Baumber
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Hamish Jackson – Senior Ecological Consultant
DATE OF COMMENTS	13 August 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
N/A	
SUMMARY RECOMMENDATION:	
No comment	☐
No objection (for recommended conditions or informatives- see below)	☐
Recommend Refusal	☐
Further information required	☒
REASON FOR RECOMMENDATION:	
We have reviewed the submitted documents for this reserved matters application and note no further ecological information has been provided relating to the discharge 7 (ecological strategy). As a result, we recommend that a finalised ecological mitigation strategy should be submitted in line with the Extended Phase 1 Habitat Survey (CBE Consulting Ltd, July 2022) as submitted and approved by the LPA at outline stage. This should include measures for nesting birds, reptiles, amphibians and mobile species, as well as additional considerations for protected and Priority species which was not previously identified by the Extended Phase 1 Habitat Survey and now needs to be considered.	

Whilst mandatory biodiversity net gains do not apply for this application, condition 7 (ecological strategy) indicates that the finalised proposals should achieve a measurable Biodiversity Net Gain. As a result, we recommended that a Statutory Biodiversity Metric – Calculation Tool (or an earlier iteration of the metric approved by the LPA) is prepared by the applicant's ecologist to demonstrate the reserved matters can achieve a measurable biodiversity net gain via on-site landscaping design. This may also require the submission of habitat map of the pre-development baseline and post-intervention values, to clearly demonstrate how metric calculations reflect the proposed soft landscaping details.

In addition, bespoke species enhancements should be secured in line with the recommendations of the Extended Phase 1 Habitat Survey (CBE Consulting July 2022), to ensure net gains for threatened and Priority species in line with paragraph 187d of the NPPF (December 2024). This should set out the detailed designs of the finalised proposals, as well as the locations, heights and orientations of any species enhancements (e.g. bat and bird boxes, which are ideally integrated into buildings).

We would also expect that the landscaping details required under condition 2 of the outline consent, should include planting specifications and schedules for the proposed finalised design, demonstrating how native species have been incorporated into the proposals.

As a result, we recommend that this additional information is supplied before this reserved matters application is granted and that condition 7 is discharged in full.

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	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include

the protection of species and habitats	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.
--	--