

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00532/FUL
ADDRESS	The Manor Wood Lane Norton Juxta Twycross Leicestershire
DESCRIPTION OF DEVELOPMENT	Erection of 4 custom build dwellings
PLANNING CASE OFFICER	Alex Jelley
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	08 October 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Ecological Appraisal Report (ref: 2600138PAB, issue 1.5, dated 29/09/2026) • Latest Pre-development Baseline Habitat Plan (prepared by BNEcology, no date) • Post-development Habitat Plan (prepared by BNEcology, no date) • Pond Plan (prepared by BNEcology, no date) • BNG Metric Key Information Sheets (dated 01/10/2026) • Biodiversity Net Gain (BNG) Assessment (ref: 2600138PAB, dated 29/09/2026 – Third Issue) • BNG Metric (dated 01/10/2026) • Condition Assessment Sheets (ref: 2600138PAB, dated 18/03/2026 & 29/03/2026) • Natural England Consultation Response (ref: 552162, dated 13/07/2026) • Shadow Habitats and Regulations Assessment (sHRA) (ref: 2600183-ENV-S1-EM-TR-E-002, dated 27/07/2026) and Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS) (ref: 2600183-ENV-S1-EM-TR-E-001, dated 27/07/2026) • Bat Emergence Survey (ref: Q-PH-202608-072, dated 07/09/2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
We have reviewed the above ecology documents as well as the latest Design and Access Statement (Rev1) and are largely satisfied with the additional information provided. We note an updated consultation from Natural England has not been provided.	

We note no bats were recorded emerging from either building during the emergence survey. A single shot from one of the IR cameras is provided within the report, however, in accordance with 7.2.10 of the Bat Conservation Trust Good Practice Guidelines **we request still shots from each of the IR cameras deployed during the emergence survey. We also request further information on the analysis of the data collected from the emergence survey.**

The latest ecology report states District Level Licence (DLL) scheme will be joined. We welcome this clarification and **require the countersigned final Impact Assessment and Conservation Payment Certificate (IACPC), which has been countersigned by Natural England, to be submitted.**

The BNG report states the mitigation hierarchy has been followed and biodiversity credits are to be purchased to achieve 10% BNG. This is acceptable, albeit please note we will require proof of purchase to be provided. We also require submission of the completed BNG Metric, Biodiversity Gain Plan, pre and post-development plans, information regarding habitat degradation and irreplaceable habitats, legal agreements where relevant and associated documentation at the gain plan stage. It should be noted that should units from a habitat bank outside of the National Character Area be purchased, these would be subject to a negative spatial multiplier.

Please note, the Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP) must be discharged together.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

Please note, the below are indicative only and additional conditions may be recommended depending on the results of the further ecological information provided.

- Adherence to Report Recommendations - The development hereby approved shall be implemented in strict accordance with the measures stated in Chapter 6 of the Preliminary Ecological Appraisal Report (ref: 2600138PAB, issue 1.5, dated 29/09/2026).
- Construction Environment Management Plan for Biodiversity - No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for Biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:
 - A. Identification of potentially damaging construction activities
 - B. Practical measures, sensitive working practices and pre-commencement checks where relevant to avoid or reduce impacts during construction on Badger, bats, Hedgehog, Brown Hare, mammals, reptiles
 - C. Timing of works to avoid harm to nesting birds
 - D. Responsible persons for overseeing ecologically sensitive works and details of toolbox talk(s)
 - E. Measures for pollution control/prevention, including control of surface water and protection of waterbodies
 - F. Dust management and suppression measures
 - G. Use of protective fencing where required
 - H. Use of illumination during construction
 - I. Measures to protect ecologically sensitive areas and the root protection areas of trees, woodland and hedges during construction, including woodland buffer
 - J. Measures to control and eradicate Spanish Bluebell
 - K. Measures to exclude small animals from excavations or to allow their escape
 - L. Illumination during the construction period.
 - M. The storage of materials and disposal of surplus materials.

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA.

- Sensitive Lighting Scheme - No external lighting shall be installed on the site until details (including luminance levels and measures to minimise light spillage) have been submitted to and approved in writing by the Local Planning Authority. External lighting shall only be installed in accordance with the approved details and shall not be replaced with any alternative lighting without the prior permission in writing of the Local Planning Authority.

- TBC Precautionary Working Method Statement: Herptiles – No development shall take place (including ground works or vegetation clearance) until a Precautionary Working Method Statement for Reptiles and Amphibians has been submitted to and approved in writing by the LPA. The PWMS shall include, but not be limited to, details of ongoing grassland management, ecological supervision, timing of works, licence application if needed, suitable translocation area and use of fencing where needed. All works are to proceed strictly in accordance with the approved document.

- Biodiversity Enhancement Scheme - No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but not be limited to) at least one woodcrete/integrated bat box per dwelling, two woodcrete/integrated bird boxes, at least one house martin nest cup per dwelling, at least one Bee Brick per dwelling, Hedgehog cut outs, and the make/model/locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.

- Woodland and Spanish Bluebell Management Scheme – TBC

- Pre-Commencement HMMP - No development shall take place (including ground works or vegetation clearance) until a Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be adhered to and implemented, unless otherwise agreed in writing by the Local Planning Authority.

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- This development may require European Protected Species licence to make it lawful. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.
- All new planting should be composed of native species. All new planting should be composed of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database.
- Recommended hedging species mix: 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*).

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)	Y (none)
Reason for proposing an earlier date if applicable (ie. degradation)	N/A
Description of Irreplaceable Habitat where present	Y (none)
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)	N

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)	Y
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)	N
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	Y
Statutory biodiversity credits	N
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	Other neutral grassland / Urban	0.18 / 0.14

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

	Trees	
Large number of units at Low Distinctiveness		
Significant increase in Distinctiveness, Condition or Area	Other woodland; broadleaved (enhanced from poor to moderate)	0.41

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.

