

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00763/FUL
ADDRESS	Manor Bungalow 10 Nailstone Road Barton In The Beans Nuneaton Leicestershire CV13 0PU
DESCRIPTION OF DEVELOPMENT	Erection of a dwelling, removal of existing access, creation of new access associated external works
PLANNING CASE OFFICER	Joseph Fleetwood HBBC
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	05 October 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
Preliminary Ecological Appraisal Report (ref: 260622.Nailstone Road.PEA.v1.0, dated 23/07/2026)	
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 Proposed Site Plan (ref: 381 PL-11B, RevB), Existing Block Plan (ref: 381 PL-02B, RevB), Existing Site Plan (ref: 381 PL-02A, RevA), Design and Access Statement (prepared by LFA, no date), Location Plan (ref: 381 PL-018, RevB), Arboricultural Survey Report (prepared by John Booth Arboricultural Consultants, dated 11/08/2026) and Application Form. We require some additional information/clarification in order to assess the likely impact of the development on ecology and biodiversity, in particular on Biodiversity Net Gain (BNG). Details of further information required in order to determine this application are detailed below: <i>Redline Boundary (RLB);</i> The RLB shown in the ecology report does not match with the plans submitted as part of the planning application. These plans include the existing building and an area at the east where additional parking is proposed for the retained dwelling. The ecology report requires updating to include this area.	

Ground-level Tree Assessment

- 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.

Protected and Priority Species;

- The assessment of proposals on Great Crested Newt (GCN) states the village provides a barrier to dispersal, however a review of aerial imagery shows the road adjacent to the site would not act as a significant dispersal barrier. Furthermore, there is a pond to the south-west of the site which is the closest pond and is connected to the site via the hedgerow network. We request further clarification or for the assessment to be revised accordingly.
- The trees shown in Appendix B of the ecology report and referenced throughout do not seem to match with the trees/locations in the arb report. We request information to cross-reference these.
- No information on whether the existing building provides suitable roosting/nesting for Barn Owl. The building could potentially be used by Barn Owl and given the proximity of the building to the proposed building, works could disturb Barn Owl which would constitute an offence if present.

BNG;

- The application form states the site meets the 0.2ha or below exemption, which based on the site area is correct. However, this exemption does not apply if there is an impact on Priority Habitat on-site. Native hedgerow qualifies as a Priority Habitat, two sections of which are to be removed for access. Therefore, the application does not qualify as exempt from Statutory Biodiversity Net Gain (BNG) and an assessment will need to be undertaken and all relevant information submitted for review.

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.

- 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.

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	TBC
Pre-development Habitat Plan of existing onsite habitat (to scale)	Y/N
Pre-development Habitat Value (on date of application or earlier)	Y/N
Completed Metric Calculation Tool	Y/N
Statement of Habitat Degradation where present (with dates and details)	Y/N
Reason for proposing an earlier date if applicable (ie. degradation)	Y/N
Description of Irreplaceable Habitat where present	Y/N
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	Y/N
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y/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/N
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)	Y/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/N
Statutory biodiversity credits	Y/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		
Large number of units at Low Distinctiveness		
Significant increase in Distinctiveness, Condition or Area		

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

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.

