

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00175/FUL
ADDRESS	Valley View Station Road Desford Leicestershire
DESCRIPTION OF DEVELOPMENT	Erection of a dwelling with associated garage and landscaping including the demolition of existing office buildings
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	02/04/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
The applicant submitted information: Site Plan, Location Plan, Tree Survey, BNG Assessment, BNG Metric, Ecology Report, Landscape Proposals (March 2025).	
REASON FOR RECOMMENDATION PROVIDED:	
- Preliminary Ecological Appraisal was completed by Three Shires LTD during August 2024. The report refers to location 39a Station Road (linked to planning application 24/01145/FUL) and 39 Station Road, linked to this application. The PEA and supporting Pre-development Plan Baseline Map are mismatched as outlined below. There are also concerns over the redline boundary and B1-3. It is recommended that these maps and the report are updated before further comments can be provided. Therefore, there is a holding objection until this is received. The updated figures can then be re-evaluated against the corresponding BNG metric. - The PEA pre-development map (Fig 5, Page 14) is different to the pre-development map supplied in the Pre-development Plan Baseline Map (Page 2). Therefore, the basis of the BNG metric may be incorrect.	

- It is also noted that the redline boundary is different in the PEA pre-development map (Fig 5, Page 14) and Site Location & block Plan. - The 'additional area' referred to in the PEA section 4.5.4 (Page 17 and Appendix C, Page 29) appears to be part of application 39a and not relevant to this application. - Bats - Section 4.6.7 (Page 19) refers to buildings B1-3. The only reference to these buildings is in Appendix C (Pages 30, 31, 32) as being in the 'additional area' and also outside the redline boundary of this application, as per the ecology report Figure 5. This will need clarifying with the resubmitted ecology survey. The report addresses other issues that require attention. The need for Great Crested Newt eDNA surveys is required in ponds P1-P4. The survey season for this is from mid-April to end of June and should be actioned while the rest is clarified.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
- The PEA pre-development map is different to the pre-development map supplied in the Pre-development Plan Baseline Map. - European protected species may be present on site. - Baseline Habitat Photos were taken on 10/02/2025, however trees are in full leaf. It is not clear if the data inputted into the Metric been collected separately to the completion of the PEA.
FURTHER INFORMATION REQUIRED:
N/A
AMENDMENTS RECOMMENDED:
N/A
RECOMMENDED CONDITIONS TO BE APPLIED:
N/A
RECOMMENDED INFORMATIVES TO BE APPLIED:
N/A
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
N/A
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
N/A

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, 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 as part of this service.

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.

