

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00374/OUT	
ADDRESS	Land Adjacent Home Farm Bradgate Hill Groby Leicestershire	
DESCRIPTION OF DEVELOPMENT	Erection of two custom-build dwellings (outline application with all matters reserved except landscaping and access)	
PLANNING CASE OFFICER	Matt Jedruch	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Olivia Larter	
DATE OF COMMENTS	20 June 2025	
ECOLOGICAL DOCUMENTS:		
<ul style="list-style-type: none"> • Ecological Appraisal (Wildlife Consultants Limited, March 2025) • Detailed Landscape Proposals (ISL Associates, February 2025) • Site Location Plan (Marrons, January 2025) 		
SUMMARY RECOMMENDATION:		
No comment		<input type="checkbox"/>
No objection (for recommended conditions or informatives- see below)		<input type="checkbox"/>
Recommend Refusal		<input type="checkbox"/>
Holding Objection - Further information required		<input checked="" type="checkbox"/>
REASON FOR RECOMMENDATION:		
<ul style="list-style-type: none"> • We have reviewed the documents supplied by the applicant, relating to the likely impacts of development on designated sites, protected & Priority species and habitats and identification of proportionate mitigation. • We are not satisfied that there is sufficient ecological information available for determination. • To fully assess the impacts of the proposal the LPA needs ecological information for the site, particularly for bats, European Protected Species. • The PEA states that a <i>“GLTA should be undertaken prior to any felling works”</i> to trees present on site and/or bordering the site in the adjacent quarry area. However, we require the results of the GLTA prior to determination because Government Standing Advice indicates that you should <i>“Survey for bats if the area includes buildings or other structures that bats tend to use or there are trees with features that bats tend to use nearby”</i>. 		

- Clarification on whether the scope of works involves the loss of any of the trees is also required to provide certainty on the likely impacts of the development on roosting bats.
- It should be noted that the trees bordering the site were assessed as offering potential for foraging and commuting bats, therefore any lighting installed as part of the development should be included within a sensitive lighting strategy for bats and secured as a condition of any consent.
- The pond located directly adjacent to the site is within 500m of a known GCN pond. A HSI assessment conducted as part of the PEA assessed the pond as poor suitability for GCN. Whilst this does not mean absence, we are satisfied that the survey effort is sufficient in this case to assess the likely impact of GCN at the site, since the development does not impact the pond adjacent to the site, the terrestrial area adjacent proposed for development is largely hardstanding, and the known GCN pond is separated from the site by a dual carriageway. However, we recommend that a method statement for GCN is secured as a condition of any consent to minimise any residual impact.

Biodiversity Net Gain (BNG)

- Applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. We have reviewed the submitted information and believe that this application meets the requirements of the Self-build and custom build exemption.

Additional Comments

- We support the mitigation measures for nesting birds and mobile species detailed in Section G of the PEA report and these should be secured as a condition of any consent.
- We also support the proposed enhancements outlined in Section G of the PEA and these should be secured as a condition of any consent.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- N/A

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- N/A

IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:

(Please confirm which condition(s) is/are being discharged)

- N/A

BIODIVERSITY NET GAIN (BNG) SECTION

MINIMUM NATIONAL INFORMATION REQUIREMENTS PROVIDED (PPG paragraph 11):

Confirmation that development is subject to biodiversity gain condition	No
Pre-development habitat value (on date of application or earlier)	N/A
Reason for proposing an earlier date (if applicable)	N/A
Completed metric calculation tool	N/A
Statement of habitat degradation where present (with dates and details)	N/A
Description of irreplaceable habitat where present	N/A
Plan of onsite habitat pre-development (to scale)	N/A
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. strategic significance, habitat quantity, type or condition)	N/A
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SIGNIFICANT ON-SITE ENHANCEMENT REQUIRED: (using the current government definition ¹)	
med/high distinctiveness	N/A
large number of units at low distinctiveness	N/A
significant in increase in distinctiveness, condition or area	N/A
BNG ADDITIONAL INFORMATION:	
Applicant-owned off-site or significant onsite BNG is present, to be secured and monitored for 30 years	N/A
BNG units likely need to be provided to achieve 10% BNG uplift (purchased units or statutory credits)	N/A
PLEASE NOTE: this is indicative only , confirmed at Biodiversity Gain Plan condition stage	

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 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>

