

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00476/FUL (Re-consultation)
ADDRESS	Adjacent Thompstone Cottage Main Road Sheepy Magna Atherstone Leicestershire
DESCRIPTION OF DEVELOPMENT	Demolition of the existing commercial workshop, removal of existing containers and erection of a replacement commercial workshop
PLANNING CASE OFFICER	Sophie Illife
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Olivia Larter
DATE OF COMMENTS	30 July 2025
DOCUMENTS REVIEWED:	
• Design and Access Statement (Andrew Large Surveyors Ltd) • Proposed Site Plan (Rev B) (Henderson Planning & Design, April 2025) • Existing Site Plan (Andrew Large Surveyors Ltd) • Site Location & Block Plan (Rev B) (Henderson Planning & Design, April 2025)	
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 documents supplied by the applicant. Protected and Priority Species • No ecological information relating to the likely impacts of development on designated sites, protected & Priority species and habitats and identification of proportionate mitigation has been submitted. • Therefore, we have conducted a desktop assessment comprising local records and aerial imagery to help assess this. • We are satisfied that there is sufficient ecological information available to support determination of this application. The site consists of a hardstanding yard offering limited suitability for protected and priority species. With reference to the photo supplied in the Design and Access Statement (Andrew Large Surveyors Ltd), the brickwork of the building	

on site looks to be in good condition offering negligible suitability for roosting bats, whilst the corrugated metal roof prone to rapid heating and cooling is also unsuitable. • However, aerial imagery shows the wider landscape south of the site consists of open fields and vegetated boundaries, which may provide suitable habitat for a range of protected and Priority species. • Therefore, it is recommended that an informative for general good practice mitigation is applied to minimise any residual risk during construction should mobile species enter the site from adjacent habitats. 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 the de-minimis exemption applies to this application. • We note the proposed native hedgerow planting which have been detailed within the Proposed Site Plan (Henderson Planning & Design, April 2025) to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). We also recommend additional biodiversity enhancements such as bat and bird boxes are included. These could be placed in suitable locations on or integrated into the new building. The reasonable biodiversity enhancement measures can be outlined within a separate Biodiversity Enhancement Strategy and should be secured by a condition of any consent.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
1. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY <i>“Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.</i> <i>The content of the Biodiversity Enhancement Strategy shall include the following:</i> <i>a) Purpose and conservation objectives for the proposed enhancement measures;</i> <i>b) detailed designs or product descriptions to achieve stated objectives;</i> <i>c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);</i> <i>d) persons responsible for implementing the enhancement measures; and</i> <i>e) details of initial aftercare and long-term maintenance (where relevant).</i> <i>The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.”</i> Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
1. GENERAL GOOD PRACTICE MITIGATION TO AVOID ECOLOGICAL IMPACTS DURING THE CONSTRUCTION PHASE <i>To avoid killing or injuring small animals which may pass through the site during the construction phase, it is best practice to ensure the following measures are implemented:</i> <i>a) Trenches, pits or holes dug on site should be covered over at night. Alternatively, ramps (consisting of a rough wooden plank) or sloped/stepped trenches could be provided to allow animals to climb out unharmed;</i>

b) <i>materials brought to the site for the construction works should be kept off the ground on pallets to prevent small animals seeking refuge;</i> c) <i>rubbish and waste should be removed off site immediately or placed in a skip, to prevent small animals using the waste as a refuge; and should any protected species or evidence of protected species be found prior to or during the development, all works must immediately cease, and a suitably qualified ecologist must be contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.</i>	
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)	
N/A	
BIODIVERSITY NET GAIN (BNG) SECTION	
HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):	
Confirmation that development is subject to statutory biodiversity gain condition	Exempt

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.

