

---

**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 24 June 2025 16:48  
**To:** Planning Folder New  
**Subject:** 25/00537/REM NE response  
**Attachments:** ufm157\_EC28\_Natural\_England\_Consultation.pdf

Dear Sir/Madam

Application ref: 25/00537/REM  
Our ref: 516442

Natural England has no comments to make on this reserved matters application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland, ancient and veteran trees](#) which you can use to assess any impacts on ancient woodland or trees.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our Site of Special Scientific Interest Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully,

**Georgia Egerton**  
National Operations & Delivery Officer  
Consultations Team

Natural England  
Hornbeam House, Electra Way  
Crewe Business Park  
Crewe, Cheshire CW1 6GJ

**Email:** [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)  
**Website:** [www.gov.uk/natural-england](http://www.gov.uk/natural-england)



We strongly recommend using the [SSSI Impact Risk Zones](#) (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

-----Original Message-----

From: [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk) <[planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)>

Sent: 17 June 2025 16:16

To: SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>

Subject: Planning Application Consultation for Natural England ref 25/00537/REM

Please see attached consultation document from Hinckley & Bosworth Borough Council.

Any opinions expressed in this message are those of the sender and do not necessarily express the views of the Borough Council. The information contained in this message, and any attachments, is intended solely for the use of the individual or organisation to whom this message is sent, and should be treated as private and confidential. If you have received this email in error, please notify Hinckley and Bosworth Borough Council (ICT Services): Tel: +44 (01455) 238141.

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: <https://emea01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.hinckley-bosworth.gov.uk%2F&data=05%7C02%7CCreweLUPHub%40naturalengland.org.uk%7C70c36ce7881349a091d808ddadb1fcda%7C770a245002274c6290c74e38537f1102%7C0%7C0%7C638857702137550284%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOljoitWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Z2p4x1uphsvi%2FqH4UWrkO61uwJy4PzJoHn%2BNkj6jUI%3D&reserved=0>

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

**Bill Cullen** MBA (ISM), BA(Hons) MRTPI

**Chief Executive**

**Please Ask For:** Matt Jedruch

**Direct Dial/Ext:** 01455 255 809

**Email:** [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)

**Your Ref:**

**Our Ref:** 25/00537/REM

**Date:** 17 June 2025



**Hinckley & Bosworth  
Borough Council**

Natural England  
Block 7  
Government Buildings  
Chalfont Drive  
Nottingham  
NG8 3SN

Dear Sir

**DESCRIPTION :** Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/00318/OUT for construction of 475 dwellings and associated infrastructure and landscaping works.

**LOCATION :** Land North Of A47 Normandy Way And East Of Stoke Road Hinckley  
Leicestershire

**GRID REF :** E : 442090 N : 295461

A planning application has been received for the above proposal. If you have any comments to make would you please enter them via the Consultee Access website (<https://pa.hinckley-bosworth.gov.uk/online-applications/registered/userAdmin.do>) within 28 days (plus any Public Holidays) of the date of this correspondence.

Yours faithfully

A handwritten signature in blue ink that reads "C. Brown".

Christopher Brown MRTPI

**Head of Planning**