

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01208/REM
ADDRESS	Land North East Of Ashby Road Markfield Leicestershire LE67 9UB
DESCRIPTION OF DEVELOPMENT	Approval of reserved matters (layout, scale, appearance and landscaping) of outline planning permission 21/00787/OUT for the residential development of up to 93 dwellings, public open space, landscaping and SuDS (cross boundary application with Charnwood BC).
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	13 August 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Warwick BIA Tool V3 (Blade Ecology, Jul 2026) • Detailed Soft Landscape Proposals - Sheet 1 of 3 Rev.V5 (Blade Ecology, Jul 2026) • Detailed Soft Landscape Proposals - Sheet 2 of 3 Drw No.1880-L-D-PL-302 V5 (Blade Ecology, Jul 2026) • Proposed Open Space Typology. Drw No.1880-L-D-PL-401 REV. V2 (Blade Ecology, Jul 2026) • Landscape BNG Strategy. Drw No.1880-L-D-PL-201 Rev.V2 (Blade Ecology, Jul 2026) • Biodiversity Mitigation & Enhancement Strategy BNG V3 (Blade Ecology, Jul 2026) • Detailed Soft Landscape Proposals - Sheet 3 of 3 Drw No.1880-L-D-PL-303 Rev.V5 (Blade Ecology, Jul 2026) • Illustrative Landscape Masterplan Drw No.1880-L-D-PL202 V2 (Blade Ecology, Jul 2026) • ARBORICULTURAL IMPACT ASSESSMENT V10 (Blade Ecology, Jul 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 documents, however, require further information.	

• As per the previous ecology comments: • <i>"While updated emergence surveys have been completed on the building B2 with B1 now classified as negligible potential, there is no information on the trees with moderate to high potential. There are several of these trees which are planned to be removed in accordance with the Landscape BNG Strategy (Blade Ecology, Jun 2026) and Aboricultural Impact Assessment V8 (Blade Ecology, Jun 2026). These include T43 & T44 in Eco addendum (aspect ecology, 2021) (T24 & T25 respectively in arb report) as well as T7 (where access will be created at southeast). Further information/surveys are needed".</i> • <i>"In the Biodiversity Mitigation & Enhancement Strategy V3 (Blade Ecology, Jun 2026), this still shows a net loss. While this is before mandatory BNG, the development still needs to show net gain (above 0%) in line with the NPPF".</i> • <i>"The enhancement strategy states that 90 trees will be planted but the metric states 93 will be planted. Please can this be consistent".</i> This has now gone from 90 to 137 trees. Has this been amended in the BNG metric? • <i>"The donor site and receptor site should be highlighted in a separate map in the Biodiversity Mitigation & Enhancement Strategy".</i> – The map shows an "existing translocated grassland". Is this the existing grassland or translocated grass, or is it both? Please can further clarification be provided. • As per the previous comments: <i>"It is acceptable that the applicant intends to purchase offsite biodiversity units from a habitat bank to achieve net gain, however, as this is not mandatory BNG and at reserved matters stage, the off-site net gain measures cannot be secured through conditions such as the biodiversity gain plan stage. Therefore, we will require the third-party biodiversity unit information and proof of purchase at this stage with the off-site habitat tabs completed in the Metric with the habitat bank reference numbers".</i> – While a Warwickshire metric has been provided, it stills shows a net loss. Please can we have the off-site units and information included in the metric to show how the site will achieve net gain.
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

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.

