

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00439/FUL
ADDRESS	Cold Comfort Farm Rogues Lane Hinckley Leicestershire LE10 3DX
DESCRIPTION OF DEVELOPMENT	Installation of 6 glamping pods for overnight guest use and associated works
PLANNING CASE OFFICER	Sullevan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Olivia Larter
DATE OF COMMENTS	17 October 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Ecological Appraisal and Impact Assessment (Croft Ecology, August 2025) • The Statutory Biodiversity Metric (July 2025) • Condition Assessment Sheets (May 2025) • Proposed Landscaping Plan (Glampitect, December 2023) • Proposed Lighting Plan (Glampitect, December 2023)	
SUMMARY RECOMMENDATION:	
No comment	☐
No objection (for recommended conditions or informatives- see below)	☐
Recommend Refusal	☐
Holding Objection - Further information required (Mandatory Biodiversity Net Gains)	☒
REASON FOR RECOMMENDATION:	
• We have reviewed the documents supplied by the applicant, and we are not satisfied that appropriate information with regard to mandatory biodiversity net gains has been supplied for the application prior to determination. The reasons for this are outlined below: 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. • As a result, we have reviewed the submitted information, and we are not satisfied that appropriate information has been provided prior to determination. This is because of the reasons set out below: ○ The condition assessment sheet for native hedgerow has not been provided.	

- Aerial imagery (Google Earth) indicates that site clearance may have occurred after the 30th of January 2020, which does not relate to an approved application. Specifically, we note that glamping pod 'P6' as shown on the Proposed Landscaping Plan (Glampitect, December 2023) has already been fully or partially constructed along with the proposed permeable access track. As a result, as the proposals have likely resulted in a loss of on-site biodiversity value ('degradation'), the following should be submitted in line with the Biodiversity Net Gain PPG:
 - a. a statement to the effect that these activities have been carried out;
 - b. the date immediately before these activities were carried out;
 - c. the pre-development biodiversity value of the onsite habitat on this date;
 - d. the completed metric calculation tool showing the calculations, and
 - e. any available supporting evidence of this.

Additional Comments – BNG

- We are generally satisfied that the post-intervention values are realistic and deliverable. However, it is recommended that the following matters will need to be considered by the applicant as part of the biodiversity gain condition:
 - We note that there are small areas of native scrub proposed around the glamping pods. If the area of these scrub parcels doesn't meet a minimum area of 25m², they may not be counted as an individual habitat type in the metric and therefore may not contribute towards the 10% net gain required for the site.
 - It should be considered whether moderate condition for newly planted trees can be reached in the timescale.
- We note that significant onsite enhancements are proposed. A Habitat Management and Monitoring Plan (HMMP) should be secured for these. Based on the submitted post-intervention values, it is suggested that this includes the following habitats: rural trees, mixed scrub, other neutral grassland and native hedgerow.

Additional comments – Reasonable biodiversity enhancements:

- We support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended in Section 4.6 of the Preliminary Ecological Appraisal and Impact Assessment (Croft Ecology, August 2025) to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Strategy and should be secured by a condition of any consent.

Additional Comments – Protected and Priority species

- The site was assessed as offering moderate foraging and commuting habitat for bats and is well connected to suitable habitat in the wider landscape. The small bollard lights proposed as part of the development as detailed in the Proposed Lighting Plan (Glampitect, December 2023) are appropriate and do not cause unnecessary illumination of vegetated boundaries which may cause disturbance to bats. It should be noted that under no circumstances should any additional lighting be implemented without prior submission to the LPA for approval.
- The mitigation measures identified in Section 4.4 of the Preliminary Ecological Appraisal and Impact Assessment (Croft Ecology, August 2025) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

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	
HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):	
Confirmation that development is subject to statutory biodiversity gain condition	Yes
Pre-development Habitat Plan of existing onsite habitat (to scale)	Yes
Pre-development Habitat Value (on date of application or earlier)	Yes
Completed Metric Calculation Tool	Yes
Statement of Habitat Degradation where present (with dates and details)	TBC
Reason for proposing an earlier date if applicable (ie. degradation)	TBC
Description of Irreplaceable Habitat where present	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. habitat quantity, type or condition, strategic significance)	TBC
ON-SITE AND OFF-SITE PROPOSALS PRESENT:	
These should be secured and monitored for 30 years	
Applicant-owned <u>significant onsite</u> BNG is proposed	Yes
Off-site BNG is proposed (eg. BNG units provided to achieve 10% BNG uplift either on applicant-owned land, purchased units or statutory credits) PLEASE NOTE: this is indicative only , confirmed at Biodiversity Gain Plan condition stage	No
TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED: (using the current government definition ¹)	
Medium or High Distinctiveness	Yes
Large number of units at Low Distinctiveness	No
Significant increase in Distinctiveness, Condition or Area	Yes

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

¹ <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements>

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.