

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00800/FUL
ADDRESS	Lodge Farm Broad Lane Stanton Under Bardon Markfield Leicestershire
DESCRIPTION OF DEVELOPMENT	Change of use from agricultural land to alternative education provision, erection of a mobile classroom and associated infrastructure (retrospective)
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	24 September 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
Lodge Farm School, Markfield Ecological Appraisal (Rachel Hacking Ecology, 2024)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
- While the site is exempt from BNG as this is a retrospective application, the NPPF Chapter 15, para 187 d) states: “<i>minimising impacts on and providing net gains for biodiversity</i>”. - Only a PDF version of the metric has been submitted, can an excel version be submitted for review please. - Mitigation measures proposed in section of the Ecological Appraisal report – see condition below.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
The development shall incorporate six wooden bat boxes as specified in Section 5.1.3 of Ecological Appraisal Report prepared by Rachel Hacking Ecology and dated December 2024] Once installed, photographs of the six wooden bat boxes in situ shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the six wooden bat boxes shall be retained in situ in perpetuity and made available at all times fit for its designated purpose.	
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.

