

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00255/OUT
ADDRESS	16 Equity Road East Earl Shilton Leicester Leicestershire LE9 7FY
DESCRIPTION OF DEVELOPMENT	Outline planning permission for the erection of 2 new dwellings (all matters reserved except access and layout)
PLANNING CASE OFFICER	Joseph Fleetwood HBBC
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	29 April 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Ecological Appraisal (prepared by BJ Collins, dated 17/02/2026) • Biodiversity Net Gain Cover Report (prepared by BJ Collins, dated 27/02/2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
Upon review of the above ecology documents as well as the Proposed Site and Block Plan (ref: 25/120 02d), Site Location Plan (ref: 25/120 01a), Topographical Plan (ref: DE25-5225-1) and Application Form, we require some additional information/clarification in order to assess the likely impact of the development on ecology and biodiversity. Details of further information required in order to determine this application are detailed below: <i>Great Crested Newt;</i> • It is noted in the PEA report that records of Great Crested Newt (GCN) are present in the area surrounding the site, namely the records associated with the pond within the cLWS to the east. The report states the most recent eDNA survey of the pond returned a negative result. However, given the lack of dispersal barriers between the pond and the site, the historic presence of GCN, some longer sward grassland as shown in the photos, the site being located near the boundary of the amber risk zone and the presence of the wet ditch along the eastern boundary, we request an eDNA survey of the wet ditch.	

Roosting Bats;

- The PEA report states no trees with features to support roosting bats were noted and a preliminary roost assessment of the trees was undertaken. However, the methodology does not include details of the preliminary roost assessment of the buildings, and the Habitat Map (Fig 2.) shows a number of buildings/structures within the site.
- Therefore, a preliminary roost assessment of these buildings/structures to be demolished/affected by the proposals is required in the first instance, in accordance with the latest Bat Conservation Trust Good Practice Guidelines. Depending on the results of the preliminary roost assessment survey of the buildings/structures, further survey work in the form of dusk emergence survey(s) may be required.
- All of the ecological survey work will need to be undertaken by suitably licenced and experienced ecologist(s), during the relevant optimal period and in accordance with the best practice guidance/methodology. **Holding objection for a specific survey work for roosting bats to be undertaken.**

Mitigation;

- The amphibian and reptile mitigation strategy does not seem to differentiate between different species and any specific considerations/limitations for finding species such as Great Crested Newt. **We request the amphibian and reptile mitigation strategy be revised/refined on this basis (albeit we note this mitigation may require revising subject to the results of the eDNA survey).**

Photos;

- Photos included in the PEA and BNG reports provide context for habitats, however these photos are limited. **We request images of each of the respective hedgerows, buildings/structures (internally and externally) and wet ditch.**

Plan;

- Figure 2 requires some clarification as tall ruderal is mentioned in the text but now shown on the plan, native and non-native hedgerows are given the same label and there are orange and yellow areas which do not have a label in the key. **Holding objection for Fig 2 to be updated.**

BNG;

- The BNG metric provided is in pdf format, such that we require submission of the excel spreadsheet for this to be reviewed. Condition forms are also not provided. **We require submission of the BNG metric and condition forms.**
- The BNG report does not include a statement on irreplaceable habitats or degradation, such that **we require the report be updated and submitted with this information included.**
- The PEA report states there are native and non-native hedgerows, however only non-native hedgerows are included on the baseline plan. **We require clarification on the hedgerows and for the PEA and/or BNG report and metric to be updated accordingly.**
- Furthermore, the baseline plan included within the report is very small which makes it difficult to interpret and the proposed habitat plan utilises the existing proposed plan, such that it is not shown with respective UKhabS. Therefore, **we request the baseline plan be provided in a larger format and the proposed habitat plan/BNG metric and report updated at the Biodiversity Gain Plan stage.**

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- TBC

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

• TBC
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
• N/A

PRE-DEVELOPMENT HABITAT BASELINE FOR BIODIVERSITY NET GAIN (BNG)	
THIS IS THE MINIMUM NATIONAL ESSENTIAL INFORMATION REQUIREMENTS (PPG paragraph 11) AND MUST BE SATISFIED PRIOR TO DETERMINATION:	
Confirmation that development is subject to statutory biodiversity gain condition	Y
Pre-development Habitat Plan of existing onsite habitat (to scale)	Y
Pre-development Habitat Value (on date of application or earlier)	Y
Completed Metric Calculation Tool	N
Statement of Habitat Degradation where present (with dates and details)	N
Reason for proposing an earlier date if applicable (ie. degradation)	N
Description of Irreplaceable Habitat where present	N
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)	Y

POST DEVELOPMENT PROPOSALS FOR BIODIVERSITY NET GAIN (BNG)	
PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION. Post-development information is indicative only ; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage.	
ON-SITE SIGNIFICANT* BNG is proposed (If Y, please see later table)	TBC
OFF-SITE APPLICANT-OWNED BNG is proposed (ie. Land shown on plan within the "blue line" boundary and inserted in "offsite" tab of statutory metric)	TBC
PLEASE NOTE: Where applicant-owned off-site or significant on-site BNG proposals are present, these should be secured and monitored for 30 years. The determining authority is responsible for monitoring for compliance.	
OFF-SITE PURCHASE** of BNG	
BNG units purchase from a third party to achieve 10% BNG uplift	TBC
Statutory biodiversity credits	TBC
PLEASE NOTE**: Where purchased BNG units are proposed, any purchased units from the national register are secured and monitored for 30 years by conservation covenant, separately from this planning application process.	

POST DEVELOPMENT PROPOSALS:

***TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED: (using the current government definition¹)**

SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness		
Large number of units at Low Distinctiveness		
Significant increase in Distinctiveness, Condition or Area		

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.

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

