

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01044/CONDIT
ADDRESS	Twycross Zoological Park Burton Road Norton Juxta Twycross Atherstone Leicestershire
DESCRIPTION OF DEVELOPMENT	Application to vary conditions: 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 17, 21 and 22 of 24/00838/CONDIT. To amend the wording of the conditions and allow minor amendments to the approved scheme including drainage strategy and subsequent layout changes
PLANNING CASE OFFICER	Sullevan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Hamish Jackson – Senior Ecological Consultant
DATE OF COMMENTS	24 March 2026
SUMMARY RECOMMENDATION:	
No comment	☐
No objection (for recommended conditions or informatives- see below)	☐
Recommend Refusal	☐
Further information required to support the variation of Condition 21	☒
REASON FOR RECOMMENDATION:	
Summary We have reviewed the submitted documents for this application, with particular consideration on the proposed amendments to Condition 2 (approved plans), Condition 3 (Updated Bat Survey), Condition 4 (Great Crested Newt), Condition 5 (Biodiversity Net Gain Plan), Condition 21 (PEA) and Condition 22 (Hard and Soft Landscaping Strategy) of 24/00838/CONDIT. This includes the further Ecological Management & Monitoring Plan (01A) (Middlemarch Ltd, January 2026) and the off-site Ecological Management & Monitoring Plan (02A) (Middlemarch Ltd, January 2026). As a result, we have the following comments: Condition 2 (approved plans): We still have no objection to the proposed amended landscape plans at an ecological perspective. As a result, we still support the wording of the proposed revised condition set out in the Cover Letter (14th October 2025).	

Condition 3 (Updated Bat Survey):

Condition 3 has been previously discharged under the associated discharge of condition application (25/00005/DISCON). As a result, we still support the wording of the proposed revised condition set out in the Cover Letter (14th October 2025), which ensures compliance with the previously submitted Dusk Emergence Survey (Middlemarch Ltd, January 2025).

Condition 4 (Great Crested Newt):

Condition 4 has been previously discharged under the associated discharge of condition application (25/00005/DISCON). As a result, we still support the wording of the proposed revised condition set out in the Cover Letter (14th October 2025), which ensures compliance with the previously submitted Great Crested Newt Survey (January 2025).

Condition 5 (Biodiversity Net Gain Plan):

We note that Condition 5 has been previously discharged under the associated discharge of condition application (25/00005/DISCON). We still support the changes within the Biodiversity Metric Assessment and metric calculation January 2025 and are satisfied that a measurable biodiversity net gain can still be achieved in principle.

We also support the details included within the submitted Ecological Management & Monitoring Plan (01A) (Middlemarch Ltd, January 2026) and the off-site Ecological Management & Monitoring Plan (02A) (Middlemarch Ltd, January 2026), which are line with the submitted biodiversity metric – calculation tool.

As a result, it is recommended that wording of Condition 5 could be amended to the following wording:

“The development shall be in compliance with the Biodiversity Metric Assessment and metric calculations (September 2025), as well as the aftercare measures outlined in the Ecological Management & Monitoring Plan (01A) (Middlemarch Ltd, January 2026) and the off-site Ecological Management & Monitoring Plan (02A) (Middlemarch Ltd, January 2026) unless otherwise agreed in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details and shall be retained thereafter.”

Condition 21 (PEA):

The Cover Letter (14th October 2025) refers to a Construction Ecological Management Plan (Submitted on 15th May 2025). However, this document still has not been submitted to the LPA to review. Therefore, this document should be submitted with this application, to allow the LPA to support the amended wording in principle.

We also still suggest that the Ecological Management & Monitoring Plan (EMMP) should not be included in the wording of Condition 21. This is because this document relates to management and monitoring of the proposed biodiversity net gain measures and not measures to avoid impacts to ecology during the construction phased of the development. As a result, it is still recommended that this document is included as part of Condition 5, as outlined above.

Condition 22 (Hard and Soft Landscaping Strategy):

We still support the wording of the proposed revised condition set out in the Cover Letter (14th October 2025).

Recommendations

We support the proposed variation of conditions 2, 3, 4 and 22 at an ecological perspective.

We also support the proposed variation of condition 5, but have recommended alternative wording to ensure that the aftercare measures outlined in the Ecological Management & Monitoring Plans are secured.

We still recommend further information is required to support the variation of condition 21, via the submission of the outlined CEMP.

We still have no comments to make on the other proposed revised conditions, as they do not relate to ecology.

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.