

**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>COUNTY, DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council
<b>APPLICATION NUMBER</b>	25/00523/FUL
<b>ADDRESS</b>	Wiggs Farm Wood Road Nailstone Coalville Leicestershire
<b>DESCRIPTION OF DEVELOPMENT</b>	The erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping
<b>PLANNING CASE OFFICER</b>	Matt Jedruch
<b>DEPARTMENT</b>	Ecology
<b>PLANNING ECOLOGY OFFICER</b>	Michael McCoy
<b>DATE OF COMMENTS</b>	16 July 2025
<b>ECOLOGICAL DOCUMENTS REVIEWED:</b>	
<ul style="list-style-type: none"> <li>Statutory BNG Metric V1 (Envance, June 2025)</li> </ul>	
<b>SUMMARY RECOMMENDATION:</b>	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
<b>REASON FOR RECOMMENDATION:</b>	
<ul style="list-style-type: none"> <li>We have reviewed the above document and found this to be in the correct format, however, none of the other concerns/queries raised have been addressed such as the inconsistency in the baseline between the PEA and BNG and missing information regarding the woodland to be removed.</li> </ul> <p><b>Further information required</b></p> <ul style="list-style-type: none"> <li>BNG report</li> <li>Clarity on baseline habitat with further survey information (e.g. species present in woodlands) and photographs</li> <li>Bat Preliminary Roost Assessment on woodland as stated in 'Appendix 1.3 EIA Screening and Scoping Opinion Request' (Envance, February 2025)</li> <li>The full Environmental Impact Assessment (EIA) report with information on mitigation for protected species.</li> <li>Further information on ecological receptor site – is this land owned by applicant? Is there</li> </ul>	

an agreement arranged? Is this part of the off-site enhancements to help with BNG?	
<b>ANY RECOMMENDED CONDITIONS TO BE APPLIED:</b>	
• N/A	
<b>ANY RECOMMENDED INFORMATIVES TO BE APPLIED:</b>	
• N/A	
<b>IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:</b> (Please confirm which condition(s) is/are being discharged)	
• N/A	
<b>BIODIVERSITY NET GAIN (BNG) SECTION</b>	
<b>HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):</b>	
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	Y
Statement of Habitat Degradation where present (with dates and details)	N/A
Reason for proposing an earlier date if applicable (ie. degradation)	N/A
Description of Irreplaceable Habitat where present	N/A
<b>SMALL SITES METRIC ONLY:</b> "Competent person" information (ie. qualifications, skills, experience)	N/A
<b>BNG METRIC INFORMATION missing or incorrect:</b>	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y/N – further info needed
<b>ON-SITE AND OFF-SITE PROPOSALS PRESENT:</b> <b>These should be secured and monitored for 30 years</b>	
Applicant-owned <u>significant onsite</u> BNG is proposed	Y
<b>Off-site BNG is proposed</b> (eg. BNG units provided to achieve 10% BNG uplift either on applicant-owned land, purchased units or statutory credits) <b>PLEASE NOTE:</b> this is <b>indicative only</b> , confirmed at Biodiversity Gain Plan condition stage	Y
<b>TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED:</b> (using the current government definition <sup>1</sup> )	
Medium or High Distinctiveness	Y
Large number of units at Low Distinctiveness	N
Significant increase in Distinctiveness, Condition or Area	N

**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**

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

**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.

