

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/01209/FUL	
ADDRESS	25 Lindridge Lane Desford Leicester Leicestershire LE9 9GN	
DESCRIPTION OF DEVELOPMENT	Erection of a detached two-storey dwelling	
PLANNING CASE OFFICER	Christopher Brown	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Karley Khan	
DATE OF COMMENTS	26 January 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
<ul style="list-style-type: none"> • Biodiversity Net Gain Report (Ref: P2865_02) • Preliminary Ecological Appraisal Report (Ref: P2865_01) 		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		
Recommend Refusal		
Holding Objection - Further information required		✓
REASON FOR RECOMMENDATION:		
<p>Upon review of the above ecology documents, as well as the Planning Application Form, Topographical Survey (Ref: 3210), Site Location Plan (Ref: 6540/E/10), DAS (Ref: 6540, dated Dec 2025), Proposed Layout Drawing (Ref: 6540/E/15) and Elevations Plan (Ref: 6540/E/14), we require further information/clarification in order to assess the likely impact of the development on designated sites, protected & Priority species, habitats, proportionate mitigation and Biodiversity Net Gain (BNG). Details of further information required in order to determine this application are detailed below:</p> <p><i>Survey Dates;</i></p> <ul style="list-style-type: none"> • Clarification on the date the survey work to inform the BNG was undertaken as there is a discrepancy between the date in Table 1 and Sections 3.5 & 4.4, as well as the date within the PEA report. Holding objection for further information regarding survey dates. <p><i>Photos;</i></p> <ul style="list-style-type: none"> • The PEA report includes a single external and single internal photo of B1, and two external photos of B2 with no internal photos of B2. As such, it is not possible to assess B2 for internal 		

feature(s) to support roosting bats and photos of all elevations and internal structure are requested, along with additional internal and external photos of B1. **Holding objection for further information regarding buildings B1 and B2.**

The results are required prior to determination because paragraph 99 of the ODPM Circular 06/2005 highlights that: *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*

BNG Hedgerows;

- Regarding the hedgerows within the BNG assessment, it is stated in the PEA report and Table 3 of the BNG report that H1 is 18m in length and H2 is 6m in length. However, the measurements within the Metric do not reflect this. Furthermore, a completed condition assessment has not been provided for the 'native hedgerow'. Please provide the rationale for hedgerow lengths or update the Metric accordingly, and provide the completed condition assessment form(s). **Holding objection for further information regarding hedgerows.**
- Furthermore, regarding H2, whilst we focus on the baseline at this stage, it is stated in the BNG report that *'where the condition of the hedgerow cannot be maintained post-development, the hedgerow has been recorded as lost with the same habitat created in poor condition, 30+ years in advance'*. However, the Statutory Metric User Guide states:

'The post-development private garden has no public access, and biodiversity net gains cannot be legally secured. As these gains cannot be secured you should only record habitats created within private gardens as either:

- *'urban – vegetated garden'; or*
- *'urban - unvegetated garden'*

When assessing habitat changes within a private garden, you should not:

- *record the creation of any new habitats as anything other than 'urban – vegetated garden' or 'urban – unvegetated garden' habitat types*
- *record the enhancement of any habitats recorded within the baseline'*
- On this basis, as the proposed site will form a private garden, the proposed hedgerow cannot count towards hedgerow creation and the Metric and associated BNG report will need to be revised at the Biodiversity Gain Plan stage. **Revise proposed hedgerow calculations required at Biodiversity Gain Plan stage.**

Proposed Habitats and Hedgerows;

- Clarification on access for the proposed development. The application form refers to the Design and Access Statement (DAS) and Proposed Layout Drawing, which show a section of H2 removed for access and a larger area of 'developed land; sealed surface' associated with the dwelling for parking. The 'Proposed Habitat Plan' (Fig 5) does not reflect this layout, such that it is recommended that this plan and the BNG Metric be updated in line with this plan. **Requirement to revise the proposed habitat and hedgerow calculations at Biodiversity Gain Plan stage.**

Ecological Enhancements;

The PEA report recommends the installation of two bird boxes which we approve. We also recommend the provision of bat boxes to provide compensate for the loss of the existing on-site

buildings. It may be suitable to condition an ecological enhancement plan detailing the locations of proposed bat and bird boxes. **Recommendation for bat boxes to be provided and potential to condition of an Ecological Enhancement Plan.**

Precautionary Working Method Statement: Bats; TBC

The PEA report recommends the removal of building B1 to be undertaken following a Precautionary Working Method Statement (PWMS). However, in the absence of the above information in relation to photos (see sub-heading 'Photos' above) of the buildings, we do not recommend this at this stage. This is relevant to building B2 too, as we require further information to determine whether this would also need to be removed under a PWMS.

Recommended Conditions;

- **Precautionary Working Method Statement: Amphibians and Reptiles** – in accordance with the PEA report, we recommend a condition be applied to undertake any vegetation clearance and removal of potential hibernacula following a Precautionary Working Method Statement for amphibians and reptiles.
- **Construction Environment Management Plan: Biodiversity** - in accordance with the PEA report, we recommend a condition be applied to protect the hedgerows and trees, Badger, nesting birds, Hedgehog, amphibians and reptiles during construction.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

Recommendation for conditions in accordance with the PEA report are included above (see 'Recommended Conditions') and summarised below;

- Precautionary Working Method Statement: Amphibians and Reptiles
- Construction Environment Management Plan: Biodiversity

It may also be suitable to condition a Precautionary Working Method Statement for Bats. However, in the absence of further information regarding the buildings, we do not recommend this at this stage.

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

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
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Pre-development Habitat Plan of existing onsite habitat (to scale)	Y
Pre-development Habitat Value (on date of application or earlier)	N
Completed Metric Calculation Tool	Y
Statement of Habitat Degradation where present (with dates and details)	Y
Reason for proposing an earlier date if applicable (ie. degradation)	N/A
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)	N

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 definition ¹)		
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

¹ <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.

