

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00613/FUL
ADDRESS	27 Crown Hill Close Stoke Golding Nuneaton Leicestershire CV13 6EW
DESCRIPTION OF DEVELOPMENT	Erection of a two storey three bedroom house
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	13 August 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
BNG Metric (dated 17/06/2026)	
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 document as well as the Proposed Site Plan (ref: 200-TAA-XX-ZZ-DR-A-1210, Rev P01 & 200-TAA-XX-ZZ-DR-A-1100, Rev P05), Planning Statement (ref: 200-TAA-XX-ZZ-RP-A-9100), Location Plan (ref: PP-15016066v1) and Application Form, we require some additional information 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>SSM Site Details (Tab 2);</i> - The SSM refers to a masterplan document that has not been provided and is requested. <i>SSM Desktop Assessment (Tab 3);</i> - It is selected that no Priority Habitat is present on or within 500m of the site, however this is incorrect and requires updating accordingly. - It is also selected that no protected species are present on-site. However, we note at least one pond located within 250m of the site, such that we require further justification on the presence of protected species.	

- The date of the site walkover is no longer valid, such that an update assessment is required.
- We also require clarification on the competency of the person completing the SSM and decision making when inputting into the SSM. The competent person should have the 'knowledge and skills' to complete and review the SSM, as well as evidencing metric decisions in the 'user comments' column.

SSM Supporting Information (Tab 4);

- No photos are provided for the modified grassland or developed land; sealed surface, such that these are required. We also photos from the update survey to be undertaken to be provided.

SSM Area Habitats (Tab 5);

- As per the point above in relation to the survey date, the baseline habitats should be updated in accordance with the update survey work.
- The habitats to be created include modified grassland, however given the application is for a residential dwelling, this area should be vegetated garden. The User Guidelines state '*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'*
- There are also errors in the Metric which require addressing.
- Strategic significance has been applied to the proposed grassland. A Local Nature Recovery Strategy (LNRS) is available for Leicestershire and should be referred to in accordance with the SSM User Guide, with the SSM updated as appropriate.

Report and Plans;

- No baseline or proposed habitat plans have been provided, neither is any information relating to BNG, ecology and potential impacts from the proposals.
- Consideration of the potential impact of the development on designated sites, protected/Priority species, habitats/Priority Habitats and important ecological feature(s) on-site and in the surrounding area should also be assessed where relevant.
- An accompanying ecology report(s), with relevant plan(s) and photos should be submitted, detailing the results of the ecology survey work, mitigation and enhancements. This information would allow the planning application to be assessed in accordance with the requirements of the NPPF and ODPM Circular.

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)	N
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)	TBC
Description of Irreplaceable Habitat where present	N
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	TBC
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 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		

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

Significant increase in Distinctiveness, Condition or Area		
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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.

