

Hill Lane, Markfield Response to Ecology Consultation on 25/01157/OUT 13587_R06_260326_WR_HM

Project No:	Report No.	Date	Revision
13587	R06	26th March 2026	-
Admin QA	Author	Checked	Approved
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1.0 Introduction

- 1.1 This note has been prepared by Tyler Grange Group Ltd in relation to the proposed residential development at Hill Lane, Markfield. An outline planning application was submitted to Hinckley and Bosworth Borough Council in December 2025 (Planning Reference: 25/01157/OUT) for the erection of up to 67 dwellings with all matters reserved except for access.
- 1.2 To inform the application, an Ecological Assessment (hereafter referred to as the 'EA') was produced by Tyler Grange in November 2025 (TG Report No. 13587_R04b_WR_HM) which included the results of a UK Habitat Classification (UKHabs) survey, data search, an assessment of the potential effects of development and requirements for mitigation and enhancement measures in line with policy and legislation.
- 1.3 In February 2026, a formal consultation response in relation to ecology was received from the Planning Ecology Officer Olivia Larter (see **Appendix A**) to which this this Consultation Response is written in reply.



2.0 Consultation Response

- 2.1 Table 2.1 below documents the ecology consultation comments and Tyler Grange Group Ltd responses.



Issue Raised in response	Tyler Grange Group Ltd Response
European Protected Species - Bats	
It is noted that two buildings on site B1 and B2 comprising a shed and farm shelter and one tree T26 were not able to be properly assessed during the survey due to dense vegetation. Whilst the buildings were assessed as offering negligible and the tree moderate potential for bats in 2021, update survey information is required as the condition of the structures and tree could have changed and potential roosting features could have formed during this time. Therefore, further information is required to provide certainty of likely impacts to bats, European Protected Species as a result of the development, and appropriate mitigation. We recommend that the obstructing vegetation is cleared and features properly inspected by a bat licensed ecologist, or at least one emergence survey is undertaken during the 2026 season to help inform the need for mitigation and potentially a licence from Natural England. These surveys are required prior to determination because Government Standing Advice indicates that you should “Survey for bats if the area includes buildings or other structures that bats tend to use or there are trees with features that bats tend to use nearby”. The results of these surveys 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.” This information is therefore required to provide the LPA with certainty of likely impacts on legally protected species and be able to secure appropriate mitigation either by a mitigation licence from Natural England or a condition of any consent. This will enable the LPA to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006 (as amended) and prevent wildlife crime under s17 Crime and Disorder Act 1998. Furthermore, the Local Planning Authority, as a competent authority, should have regard to the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) when reaching planning decisions and must not leave this until the licence application stage. Therefore, if a European Protected Species Mitigation Licence is required for this application, appropriate mitigation measures to support the provision of the licence must also be outlined prior to determination to allow certainty to the LPA that a licence will likely be granted.	An update Preliminary Roost Assessment (PRA) was undertaken by Scott Brown MRes BSc (Hons) MCIEEM, Natural England Bat Licence Holder (Level 3 & 4) no. 2025-86039-CL19/20-BAT on Thursday 12th March 2026 to assess buildings B1 and B2. All surveys were daytime inspections and the conditions for all surveys was considered optimal. The location of the buildings can be seen on Plan 13587/P03a included in the EA. All buildings were inspected from the ground using binoculars, high powered torch, digital camera and endoscope for accessible features. In relation to buildings, such signs may include bat droppings, urine splashes, staining and features suitable for allowing bats access to roost (e.g. gaps behind soffits / hanging tiles / ridge tiles, lifted slates / flashing). As per the EA, at the time of previous survey, these buildings were inaccessible owing to the dense vegetation surrounding them, limiting suitability for roosting bats. The recent survey found both buildings are in a dilapidated condition and are exposed to adverse meteorological and climactic conditions. There are also some signs of antisocial behaviour including littering. As a result of the overgrown nature of the site, the roof of B2 has collapsed under the weight of a dense carpet of ivy (see photographs in Appendix B). No signs of bats were observed during the visit, and no further surveys are recommended. Given the nature of the buildings and the fact that they are continuing to deteriorate, it is recommended that a further inspection is undertaken prior to demolition and demolition supervised by a suitably qualified ecologist if deemed necessary at that time. An update Ground Level Tree Assessment (GLTA) was undertaken by Scott Brown MRes BSc (Hons) MCIEEM, Natural England Bat Licence Holder (Level 3 & 4) no. 2025-86039-CL19/20-BAT on Thursday 12th March 2026 to assess tree T26. All surveys were daytime inspections and the conditions for all surveys were considered optimal. The location of the trees at the Site are shown on Plan 13587P01e included in the arboricultural report (TG Ref: 13587_R02b_JP_BV). All trees were inspected from the ground using binoculars, high powered torch, digital camera and endoscope for accessible features. Potential Roosting Features (PRFs) of interest included are detailed below as adapted from Collins, 2023 The survey found that T26 is collapsed, presenting no features and does not require further survey (see photographs in Appendix B).



Issue Raised in response	Tyler Grange Group Ltd Response
Mandatory Biodiversity Net Gain (BNG)	



'we have reviewed the submitted The Statutory Biodiversity Metric – Calculation Tool (November 2025) and the Statutory Metric Condition Assessment Sheets (September 2025) and are not satisfied that appropriate information has been provided prior to determination. This is because of the reasons set out below:

- It is indicated from the baseline habitat plan in the Ecological Impact Assessment (Tyler Grange, November 2025) that a number of individual trees are present on site however the condition assessment sheets provided only include one completed condition assessment for individual trees, and it is not clear as to which tree this relates. Therefore, condition assessment sheets are required for all individual trees present on site at baseline.
- It should also be indicated in the metric baseline tab which trees have been included as individual tree habitat type.'

The baseline assessment recorded a low number of individual trees within the site which are not directly associated with hedgerow or woodland features. This includes individual trees within the bramble and mixed scrub which are more established and therefore not fully in line with the habitat description for these habitats. In accordance with The Statutory Biodiversity Metric user guidance, individual trees have also been mapped where these are to be lost within scrub or hedgerows.

As shown in the BNG metric, a total habitat area of 0.257 ha trees was included in the baseline. This area was calculated with reference to the Preliminary Arboricultural Impact Assessment (Ref. 13587_R03) to determine Diameter Breast Height (DBH) of trees and using the Tree helper tool in the BNG metric to calculate canopy biomass. A total of 25 trees were recorded using the above method totaling (19 small, 2 medium and 4 large tree – 25 total) (see **Table 1.1**).

Table 1.1: Tree Size Breakdown

Tree Ref. (from AIA)	DBH (from AIA - mm)	Tree Size	Impact
T1	245	Small	Lost
T2	269	Small	Lost
T7	750	Large	Retained
T8	890	Large	Retained
T10	110	Small	Lost
T11	140	Small	Lost
T12	800	Large	Retained
T13	200	Small	Retained
T20	410	Medium	Lost
T21	875	Large	Lost
T22	210	Small	Lost
T26	400	Medium	Lost
T27	120	Small	Lost
T28	120	Small	Lost
T30	205	Small	Lost
T31	180	Small	Lost
T32	250	Small	Lost
T33	200	Small	Lost
T34	100	Small	Lost
T35	105	Small	Lost
G5	100-200	Small	Lost
G14	75-215	Small	Lost
G14	75-215	Small	Lost
G14	75-215	Small	Lost
G14	75-215	Small	Lost



Issue Raised in response	Tyler Grange Group Ltd Response
	Given their size, context and species all the above were combined as a single parcel in the submitted BNG metric and subject to a single condition assessment. In response to the comments received from Leicestershire County Council, a revised BNG metric and condition assessment spreadsheet have been produced to identify the assessment for each individual tree and therefore provide confidence that a robust baseline assessment BNG has been completed. As part of this process a low number of trees have been upgraded to good condition passing a higher number of criteria than that when all trees when assessed as a single parcel (13587_Metric_Condition_Assessments_Rev A_260326). Tree reference numbers in accordance with the AIA have also been included in the revised BNG metric as requested. It was, however, also identified that two trees (T7 and T8) which are to be retained as part of the proposals had been incorrectly calculated in the metric as lost. The updated BNG assessment results based on the above changes are detailed within the updated BNG metric (13587_Statutory_Biodiversity_Metric_Rev A_260326).



Additional Comments – Mandatory Biodiversity Net Gain (BNG)



Since mandatory biodiversity net gains applies, the planning authority will be required to secure a biodiversity gain condition as a pre-commencement requirement. The biodiversity gain condition has its own separate statutory basis, as a planning condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and should be included as an informative within the decision notice. The biodiversity gain condition should secure the provision of a Biodiversity Gain Plan prior to commencement, which includes the following:

- a) A Biodiversity Gain Plan form (Ideally using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>)
- b) The completed metric calculation tool showing the calculations of the pre development and post-intervention biodiversity values.
- c) Pre and post development habitat plans.
- d) Legal agreement(s)
- e) Biodiversity Gain Site Register reference numbers (if using off-site units).
- f) Proof of purchase (if buying statutory biodiversity credits at a last resort).

In addition, a Habitat Management and Monitoring Plan (HMMP) should be secured for all significant on-site enhancements. Based on the submitted post-intervention values as they are currently submitted and Government Guidance on what constitutes a significant on-site enhancement, recommendations on the habitats that should be classified as a significant on-site enhancement have been outlined in the BNG tables below.

The decision on whether significant on-site enhancements are present is ultimately up to the Council. Where present, the maintenance and monitoring of significant on-site enhancements should be secured via planning obligation for a period of up to 30 years from the completion of development. This will be required to be submitted concurrent with the discharge of the biodiversity gain condition. Therefore, the LPA is encouraged to secure draft heads of terms for this planning obligation at application stage, to be finalised as part of the biodiversity gain condition. Alternatively, the management and monitoring of significant on-site enhancements could be secured as a condition of any consent. The monitoring of the post-development habitat creation / enhancement will need be provided to the LPA at years 1, 3, 5, 10, 15, 20, 25, 30, unless otherwise specified by the LPA. Any remedial action or adaptive management will then be agreed with the LPA during the monitoring period to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

We note that post-intervention values have also been provided. As a result, it is recommended that the following matters will also need to be addressed as part of the biodiversity gain condition:

- The strategic significance scores will need to be updated for the post-intervention habitat values (see link to LNRS mapping: <https://haveyoursay.leicestershire.gov.uk/local-nature-recovery-strategy-local-habitat-map>). All specific creation and enhancement of medium – very high distinctiveness habitats within the relevant habitat measures layer can be classified as 'high strategic significance' in the on-site or off-site post-development section

Statutory Biodiversity Metric - Calculation Tool. Since linear habitats and individual trees are not currently included within their own layer, these should be assigned as low strategic significance. Medium strategic significance should not be used. Therefore, this will need to be updated for the following habitats: Other neutral grassland, Mixed scrub, Individual trees (creation) and Hedgerows (creation and enhancement).

Biodiversity Gain Plan and HMMP

As requested by Leicestershire County Council, a Biodiversity Gain Plan (BGP) will need to be produced prior to the commencement of the development and it is anticipated this can be secured as part of a planning condition. This BGP will also provide details on the provision of offsite units including the habitat bank registration number (if required).

A Habitat Management and Monitoring Plan (HMMP) will also be produced to cover the long term management and monitoring of the site for 30 years. In accordance with best practice and the comments received from Leicestershire County Council, this will cover all of the habitats identified as significant onsite which includes the following:

- Other neutral grassland
- Mixed scrub
- Urban trees
- Species-rich native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow with trees
- Species-rich native hedgerow

The HMMP will include details on monitoring duration and in the event any remedial action or adaptive management is required this would be agreed with the LPA.

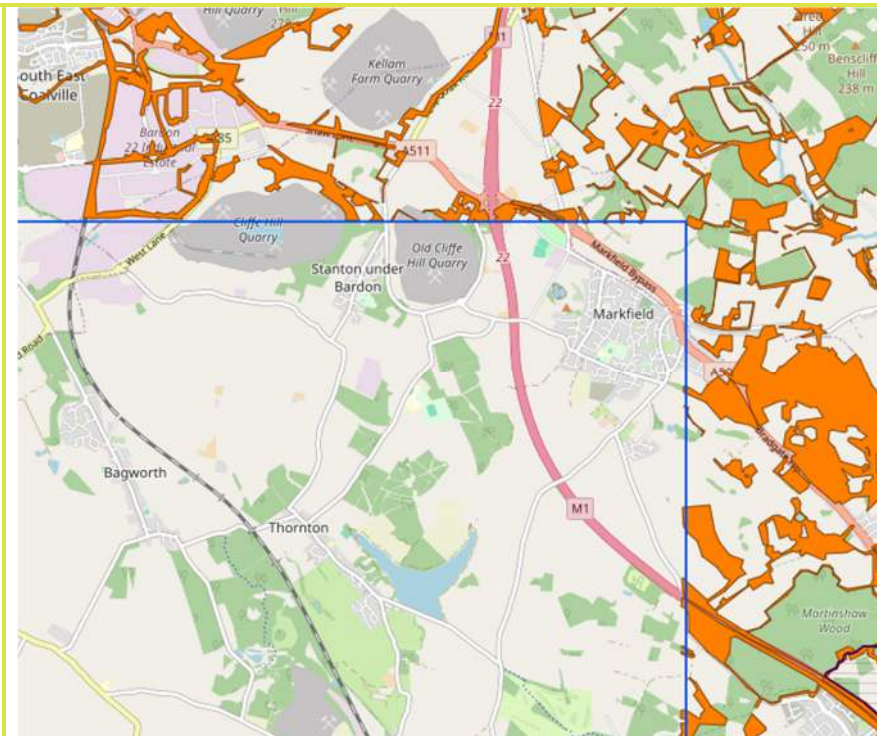
Strategic Significance

In the Ecological Assessment completed for the submission, post-intervention habitats had been assigned strategic significance based on meeting the requirements for Urban habitats (Priority Measure Ref: UB008, UB005, UB003) and Green and Blue infrastructure (Priority Measure Ref. NN003 and NN001). This assessment was based on alignment of the proposed habitat with the above measures and the Urban Opportunity Measures polygon as shown on the LNRS: Local Habitat Map.

In order to address the LPAs comments with respect to the assessment of Strategic Significance, the LNRS: Local Habitat Map has been reviewed in March 2026. At this time, it is however considered that the LNRS: Local Habitat Map is incorrect and that habitats which were previously included within the Urban Opportunity polygon, as well as the associated Urban Core Connections, are no longer correctly shown.

The below screen shot taken from the LNRS: Local Habitat Map (dated 26/03/2026) clearly shows a straight edged gap in the Urban Core Connections polygon in close proximity to the site. This edge directly aligns with Ordnance Survey grid referencing 1km grid lines and as such it is considered likely that the LNRS data for grid square SK4810 (as well as others) is not rendering correctly. Given the urban nature of Markfield it is not clear why this area and other urban areas in Leicestershire would not be covered by this opportunity polygon.

Figure 1.2: Screen grab of LNRS – dated 26/03/26) (Blue grid line added for emphasis)



Based on the above, confirmation is sought from Leicestershire County Council regarding the accuracy of the LNRS: Local Habitat Map before an updated assessment of strategic significance is completed for the BNG.

Critically the LPA commented that linear features (hedgerows and lines of trees) and trees should not be assessed as high strategic significance as these features are not mapped in the LNRS. However, if the site is covered by the LNRS mapping then it is considered that the application of High Strategic significance would be appropriate for these habitats as they directly align with the following LNRS objectives:

- Measure UB003 - Increase the urban tree canopy by planting native and climate-resilient tree species
- Measure NN001 - Protect existing hedgerows and promote the planting of new native hedgerow

As such the BNG assessment has not been updated with regards to Strategic Significance until such time as the above has been confirmed with Leicestershire County Council.

In the event that the above assessment is incorrect and the strategic significance of post-development habitats is lowered. Additional habitat creation or offsite units may be required to achieve a +10% gain for both hedgerows and area habitats. Given the outline nature of the proposals it is considered there is sufficient opportunity for required changes to be made and that the required gains could be secured prior to the commencement of development.



Table 2.1: Ecology Consultation Comments and Responses.



Appendix A: Consultation Response from Leicestershire County Council

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01157/OUT
ADDRESS	Land Opposite Industrial Estate Hill Lane Markfield Leicestershire
DESCRIPTION OF DEVELOPMENT	Outline planning permission for the erection of up to 67 dwellings (All matters reserved except for access)
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Olivia Larter
DATE OF COMMENTS	24 February 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Ecological Impact Assessment (Tyler Grange, November 2025) • Appendix 4: Confidential Badger Appendix (November 2025) • The Statutory Biodiversity Metric – Calculation Tool (November 2025) • Statutory Metric Condition Assessment Sheets (September 2025)	
SUMMARY RECOMMENDATION:	
No comment	☐
No objection (for recommended conditions or informatives- see below)	☐
Recommend Refusal	☐
Holding Objection - Further information required • European Protected Species – Bats • Mandatory Biodiversity Net Gains (BNG)	☒
REASON FOR RECOMMENDATION:	
We have reviewed the documents supplied by the applicant, relating to the likely impacts of development on designated sites, protected & Priority species and habitats and identification of proportionate mitigation and we are not satisfied that there is sufficient ecological information available for determination of this application and recommend that additional information on bats, European Protected Species is provided prior to determination. In addition, we are not satisfied that appropriate information with regard to mandatory biodiversity net gains has been supplied for the application prior to determination. The reasons for this are outlined below: European Protected Species – Bats: It is noted that two buildings on site B1 and B2 comprising a shed and farm shelter and one tree T26 were not able to be properly assessed during the survey due to dense vegetation. Whilst the buildings were assessed as offering negligible and the tree moderate potential for bats in 2021, update survey information is required as the condition of the structures and tree could have	

changed and potential roosting features could have formed during this time. Therefore, further information is required to provide certainty of likely impacts to bats, European Protected Species as a result of the development, and appropriate mitigation. We recommend that the obstructing vegetation is cleared and features properly inspected by a bat licensed ecologist, or at least one emergence survey is undertaken during the 2026 season to help inform the need for mitigation and potentially a licence from Natural England.

These surveys are required prior to determination because Government Standing Advice indicates that you should *“Survey for bats if the area includes buildings or other structures that bats tend to use or there are trees with features that bats tend to use nearby”*.

The results of these surveys 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.”*

This information is therefore required to provide the LPA with certainty of likely impacts on legally protected species and be able to secure appropriate mitigation either by a mitigation licence from Natural England or a condition of any consent. This will enable the LPA to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006 (as amended) and prevent wildlife crime under s17 Crime and Disorder Act 1998.

Furthermore, the Local Planning Authority, as a competent authority, should have regard to the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) when reaching planning decisions and must not leave this until the licence application stage. Therefore, if a European Protected Species Mitigation Licence is required for this application, appropriate mitigation measures to support the provision of the licence must also be outlined prior to determination to allow certainty to the LPA that a licence will likely be granted.

Mandatory Biodiversity Net Gains:

Applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) and the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#).

Biodiversity net gains is a statutory requirement set out under [Schedule 7A \(Biodiversity Gain in England\) of the Town and Country Planning Act 1990](#). This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021 and was amended by the Levelling Up and Regeneration Act 2023. The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 made consequential amendments to other parts of the 1990 Act.

The [Biodiversity Net Gain Planning Practice Guidance \(PPG\)](#) sets out how mandatory biodiversity net gains should be applied through the planning process and Paragraph: 011 Reference ID: 74-011-20240214 sets out what information should be submitted as part of a planning application if the statutory biodiversity gain condition applies.

As a result, we have reviewed the submitted The Statutory Biodiversity Metric – Calculation Tool (November 2025) and the Statutory Metric Condition Assessment Sheets (September 2025) and are not satisfied that appropriate information has been provided prior to determination. This is because of the reasons set out below:

- It is indicated from the baseline habitat plan in the Ecological Impact Assessment (Tyler Grange, November 2025) that a number of individual trees are present on site however the condition assessment sheets provided only include one completed condition assessment for individual trees, and it is not clear as to which tree this relates. Therefore, condition assessment sheets are required for all individual trees present on site at baseline.
- It should also be indicated in the metric baseline tab which trees have been included as individual tree habitat type.

Additional Comments – Mandatory Biodiversity Net Gains (BNG):

Since mandatory biodiversity net gains applies, the planning authority will be required to secure a biodiversity gain condition as a pre-commencement requirement. The biodiversity gain condition has its own separate statutory basis, as a planning condition under [paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990](#) and should be included as an informative within the decision notice. The biodiversity gain condition should secure the provision of a Biodiversity Gain Plan prior to commencement, which includes the following:

- a) A Biodiversity Gain Plan form (Ideally using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>)
- b) The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- c) Pre and post development habitat plans.
- d) Legal agreement(s)
- e) Biodiversity Gain Site Register reference numbers (if using off-site units).
- f) Proof of purchase (if buying statutory biodiversity credits at a last resort).

In addition, a [Habitat Management and Monitoring Plan](#) (HMMP) should be secured for all [significant on-site enhancements](#). Based on the submitted post-intervention values as they are currently submitted and Government Guidance on what constitutes a significant on-site enhancement, recommendations on the habitats that should be classified as a significant on-site enhancement have been outlined in the BNG tables below.

The decision on whether significant on-site enhancements are present is ultimately up to the Council. Where present, the maintenance and monitoring of significant on-site enhancements should be secured via planning obligation for a period of up to 30 years from the completion of development. This will be required to be submitted concurrent with the discharge of the biodiversity gain condition. Therefore, the LPA is encouraged to secure draft heads of terms for this planning obligation at application stage, to be finalised as part of the biodiversity gain condition. Alternatively, the management and monitoring of significant on-site enhancements could be secured as a condition of any consent. The monitoring of the post-development habitat creation / enhancement will need be provided to the LPA at years 1, 3, 5, 10, 15, 20, 25, 30, unless otherwise specified by the LPA. Any remedial action or adaptive management will then be agreed with the LPA during the monitoring period to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

We note that post-intervention values have also been provided. As a result, it is recommended that the following matters will also need to be addressed as part of the biodiversity gain condition:

- The strategic significance scores will need to be updated for the post-intervention habitat values (see link to LNRS mapping: <https://haveyoursay.leicestershire.gov.uk/local-nature-recovery-strategy-local-habitat-map>). All specific creation and enhancement of medium – very high distinctiveness habitats within the relevant habitat measures layer can be classified as 'high strategic significance' in the on-site or off-site post-development section

Statutory Biodiversity Metric - Calculation Tool. Since linear habitats and individual trees are not currently included within their own layer, these should be assigned as low strategic significance. Medium strategic significance should not be used. Therefore, this will need to be updated for the following habitats: Other neutral grassland, Mixed scrub, Individual trees (creation) and Hedgerows (creation and enhancement).

Additional Comments – Badger:

We support the outline mitigation strategy detailed in the Appendix 4: Confidential Badger Appendix (November 2025). A detailed Badger Mitigation Strategy should be detailed within a Construction Environmental Management Plan (CEMP) for biodiversity and secured as a condition of any consent. This will include the requirement for a pre-works badger check and the requirement for a Natural England Interference licence to be obtained for any works proposed within the vicinity of the setts (30m) which could cause disturbance.

We look forward to working with the LPA and the applicant to receive the additional information required to support a lawful decision and overcome our holding objection.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

N/A

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

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	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
<u>SMALL SITES METRIC ONLY:</u> “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)	TBC
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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.

<u>ON-SITE SIGNIFICANT*</u> BNG is proposed (If Y, please see later table)	Y
<u>OFF-SITE APPLICANT-OWNED</u> BNG is proposed (ie. Land shown on plan within the “blue line” boundary and inserted in “offsite” tab of statutory metric)	N

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	Y
Statutory biodiversity credits	N
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	Other neutral grassland	4.52
	Mixed scrub	1.93
	Urban tree	1.03
	Species-rich native hedgerow with trees - associated with bank or ditch	1.03
	Species-rich native hedgerow with trees	0.91
	Species-rich native hedgerow	0.13
Large number of units at Low Distinctiveness	N/A	N/A
Significant increase in Distinctiveness, Condition or Area	Species-rich native hedgerow with trees (Low to high distinctiveness)	0.54
	Species-rich native hedgerow with trees - associated with bank or ditch (Low to very high distinctiveness)	1.44
	Species-rich native hedgerow with trees (Low to high distinctiveness)	1.19

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.

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

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.



Appendix B: GLTA and PRA Supporting Evidence

Building/Tree Number	Photo
B1	
B2	



T26

