

Joe Rea
Project Manager
Reds10
129-131 Metal Box Factory
30 Great Guildford Street
London SE1 0HS

Date: 25/03/2026
Ref: 24_00477_FUL_Ecology Response

Dear Joe,

**HINCKLEY SCHOOL, BUTT LANE, HINCKLEY, LEICESTERSHIRE, LE10 1LE
PROPOSED DEMOLITION OF FIVE SCHOOL BUILDINGS AND THE CONSTRUCTION OF A NEW THREE-
STOREY SCHOOL BUILDING WITH ASSOCIATED LANDSCAPING, EXTERNAL CANOPIES, PLAY AREA,
INCLUDING THE CONSTRUCTION AND SITING OF A TEMPORARY TEACHING BLOCK AND TEMPORARY
STAFF CAR PARK DURING CONSTRUCTION.**

The following response is provided to discharge planning condition 11 and to clarify matters outlined in the holding objection for ecological matters discussed in the correspondence from Red Kite dated 8th November 2023.

CONDITION 11:

Within 12 months following the date of this approval, further details and clarification regarding the submitted BNG Report as outlined in the red kite ecology response (on behalf of LCC Ecology) dated 08.11.2023 shall be submitted to and approved in writing by the Local Planning Authority.

Additionally, within 12 months following the date of this approval, a 30-year Landscape and Ecological Management Plan (LEMP) including requirements for ensuring Biodiversity Net Gain on and/or off site is achieved in accordance with the Environment Act 2021 shall be submitted to and approved in writing by the Local Planning Authority

Clarification	Response
Condition Assessment Data	Red Kite acknowledge that a site visit was undertaken on 13th July 2021 by Tetra Tech and this informed the subsequent PEA. Red Kite also acknowledge that condition assessments were carried out on 16th August 2023 and the BNG report was dated 12th September 2023. A condition assessment was carried out by Daniel Wood of ACD Environmental on 15th August 2023 which included a site visit as is noted on the condition assessment cover sheets and therefore was completed in the weeks preceding the submitted BNG calculation and reporting. Furthermore on page 11 of the report in section 4.10 the hedge has been reassessed following the more recent site visit and condition assessment.

	A separate site visit for BNG assessment was carried out as referenced above and excerpt from the condition assessment cover sheet shown below. The report and metric was not based on the original PEA data. <table><tr><th colspan="4">Survey Cover Sheet</th></tr><tr><td>Date</td><td>15.0.2023</td><td>Site name or location</td><td>Hinckley School, Leicestershire.</td></tr><tr><td>Weather conditions</td><td>Sunny, no rain. Cloud cover 2/8.</td><td>Project or development name</td><td>23/00477/FUL</td></tr><tr><td>Surveyor name</td><td>Daniel Wood - Director of Ecology at ACD Environmental Ltd. MCIEEM.</td><td>On-site or off-site</td><td>On-site</td></tr><tr><td>Survey reference</td><td>REDS24330</td><td>Reason for assessment (if not baseline condition survey)</td><td></td></tr><tr><td colspan="4">Notes</td></tr><tr><td colspan="4"></td></tr></table>	Survey Cover Sheet				Date	15.0.2023	Site name or location	Hinckley School, Leicestershire.	Weather conditions	Sunny, no rain. Cloud cover 2/8.	Project or development name	23/00477/FUL	Surveyor name	Daniel Wood - Director of Ecology at ACD Environmental Ltd. MCIEEM.	On-site or off-site	On-site	Survey reference	REDS24330	Reason for assessment (if not baseline condition survey)		Notes							
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The report should reference local policy's stance regarding biodiversity.	The planning decision notice references the local policies DM6 and DM9 as outlined in the Site Allocations and Development Management Polices (2016). There is no specific reference to biodiversity net gain in the local policies as the development policies pre-date its introduction. The gain plan report is in accordance with the aims and objectives of the local policies DM6 and DM9 as it demonstrates the rationalisation of the hard landscape and built environment of the school into a three-storey building with a green roof. The reduction in footprint allows the development to deliver a net gain in biodiversity as demonstrated by the metric and report.																												
An explanation on the change of red line boundary is required.	The original PEA was produced by Tetra Tech in August 2021 prior to detailed proposals being developed for the scheme. The red line boundary in the PEA represents the site boundary issued by the client to the ecologist for the area of survey. The red line boundary in submitted drawings and documents in 2023 reflect the planning application site red line boundary.																												
30-year Landscape and Ecological Management Plan (LEMP)	Please find enclosed BNG Gain Plan and LEMP. SP0001-MAC-XX-XX-T-L-0005-Landscape and Ecological Management Plan																												

Please do not hesitate to contact me should you have any further queries.

Regards



Malcolm Clapperton
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MAC Consulting (Scotland) Limited.