



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00695/FUL	
ADDRESS	87 Barton Lane Nailstone Nuneaton Leicestershire CV13 0PY	
DESCRIPTION OF DEVELOPMENT	Demolition of existing building, greenhouses and raised beds and erection of 2 dwellings	
PLANNING CASE OFFICER	Sullevan Archer	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Richard Kelly	
DATE OF COMMENTS	19 September 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Application Form • Site Location Plan • Existing Site Plan • Design and Assess Statement • Proposed Plans • Elevations • Statutory BNG Metric (Croft Ecology, June 2025) • BNG Technical Note and PRA (Croft Ecology, June 2025) • Biodiversity Gian Plan • Condition Assessment Sheets		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		
Recommend Refusal		
Holding Objection - Further information required		✓
REASON FOR RECOMMENDATION:		
• A BNG Technical Note and PRA has been completed by Croft Ecology in June 2025 which is mostly accepted and key points outlined below. • Habitats – The site consists of overgrown vegetated garden and allotment area, two sections of non-native ornamental hedgerow and two individual trees.		

• Bats – A single storey garage was assessed for its bat potential, no suitable crevices or voids were present therefore, the building is classed as negligible potential, and no further surveys are required. • It is not clear from the Technical Note if consideration has been given to other protected species on site such as badger, birds, amphibians, reptiles. • There is a holding objection until this is supplied. • Prior to determination the ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination. BNG Specific • The Leicestershire, Leicester and Rutland Local Nature Recover Strategy was completed and published on 01/08/2025 with the planning application validated on 01/09/2025. The BNG metric on-site and off-site strategic significance requires updating in accordance with the published LNRS. • There is a holding objection until this is received. • Currently, the 10% Biodiversity Net Gain will not be met on site with a -18.35% decrease in Habitat units and -100% decrease in Hedgerow units therefore, Units are proposed to be sought from an offsite habitat bank. • Full details of the Habitat Bank and purchase of Units will be required at the discharge of condition Gain Plan stage.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
• N/A	
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	
BIODIVERSITY NET GAIN (BNG) SECTION	
HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):	
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
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)	Y
ON-SITE AND OFF-SITE PROPOSALS PRESENT: These should be secured and monitored for 30 years	
Applicant-owned <u>significant onsite</u> BNG is proposed	N
Off-site BNG is proposed (eg. BNG units provided to achieve 10% BNG uplift either on applicant-owned land, purchased units or statutory credits) PLEASE NOTE: this is indicative only , confirmed at Biodiversity Gain Plan condition stage	Y

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.

