



**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>COUNTY, DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council
<b>APPLICATION NUMBER</b>	25/01037/FUL
<b>ADDRESS</b>	Demolition of 3 agricultural barns, erection of 3 new residential dwellings and change of use 2 agricultural barns to residential dwellings
<b>DESCRIPTION OF DEVELOPMENT</b>	39 Main Road Ratcliffe Culey Atherstone Leicestershire CV9 3NY
<b>PLANNING CASE OFFICER</b>	Faizal Jasat
<b>DEPARTMENT</b>	Ecology
<b>PLANNING ECOLOGY OFFICER</b>	Michael McCoy
<b>DATE OF COMMENTS</b>	01 December 2025
<b>ECOLOGICAL DOCUMENTS REVIEWED:</b>	
<ul style="list-style-type: none"><li>• Preliminary Ecological Appraisal (LWMTS, Jul 2025)</li><li>• Bat Surveys - Presence/Likely-Absence (Birmingham Bat Surveys, Aug 2025)</li><li>• BNG Metric (LWMTS, Oct 2025)</li><li>• Grassland Condition Assessment Sheet (LWMTS, Jul 2025)</li><li>• UKHab – Baseline Map (LWMTS, Oct 2025)</li></ul>	
<b>SUMMARY RECOMMENDATION:</b>	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
<b>REASON FOR RECOMMENDATION:</b>	
<ul style="list-style-type: none"><li>• We have reviewed the documents above which we find acceptable, however, to confirm the emergence surveys were completed by a licenced ecologist, we request the bat licence number of the lead surveyor.</li><li>• BNG is achieved on-site and is not significant and vegetated garden cannot be legally secured for 30 years. Therefore, a HMMP condition is not required at this stage.</li></ul>	
<b>ANY RECOMMENDED CONDITIONS TO BE APPLIED:</b>	
<ul style="list-style-type: none"><li>• N/A</li></ul>	
<b>ANY RECOMMENDED INFORMATIVES TO BE APPLIED:</b>	
<ul style="list-style-type: none"><li>• N/A</li></ul>	
<b>IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:</b> (Please confirm which condition(s) is/are being discharged)	

- N/A

<b>PRE-DEVELOPMENT HABITAT BASELINE FOR BIODIVERSITY NET GAIN (BNG)</b>	
<b>THIS IS THE MINIMUM NATIONAL ESSENTIAL INFORMATION REQUIREMENTS (PPG paragraph 11) AND MUST BE SATISFIED PRIOR TO DETERMINATION:</b>	
<b>Confirmation</b> that development is subject to statutory biodiversity gain condition	Y
<b>Pre-development Habitat Plan of existing onsite habitat</b> (to scale)	Y
<b>Pre-development Habitat Value</b> (on date of application or earlier)	Y
<b>Completed Metric Calculation Tool</b>	Y
<b>Statement of Habitat Degradation</b> where present (with dates and details)	N/A
<b>Reason</b> for proposing an earlier date if applicable (ie. degradation)	N/A
<b>Description of Irreplaceable Habitat</b> where present	N/A
<b>SMALL SITES METRIC ONLY:</b> “Competent person” information (ie. qualifications, skills, experience)	N/A
<b>BNG METRIC INFORMATION missing or incorrect:</b>	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	N

<b>POST DEVELOPMENT PROPOSALS FOR BIODIVERSITY NET GAIN (BNG)</b>	
<b>PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION.</b>	
Post-development information is <b>indicative only</b> ; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage.	
<b>ON-SITE SIGNIFICANT*</b> BNG is proposed (If Y, please see later table)	N
<b>OFF-SITE APPLICANT-OWNED BNG</b> is proposed (ie. Land shown on plan within the “blue line” boundary and inserted in “offsite” tab of statutory metric)	N
<b>PLEASE NOTE:</b> 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.	
<b>OFF-SITE PURCHASE** of BNG</b>	
BNG units purchase from a third party to achieve 10% BNG uplift	N
Statutory biodiversity credits	N
<b>PLEASE NOTE**:</b> 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:**

<b>*TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED:</b> (using the current government definition <sup>1</sup> )		
<b>SIGNIFICANCE AS DEFINED IN PPG</b>	<b>POST DEVELOPMENT HABITAT TYPE PROPOSED</b>	<b>NUMBER OF UNITS</b>
Medium or High Distinctiveness	N/A	
Large number of units at Low Distinctiveness	N/A	
Significant increase in Distinctiveness, Condition or Area	N/A	

**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:**

<b>Legislation source</b>	<b>Reference</b>
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.

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

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