

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00487/FUL
ADDRESS	Land Adjacent To 29 Elizabeth Road Hinckley Leicestershire
DESCRIPTION OF DEVELOPMENT	Erection of a detached dormer bungalow
PLANNING CASE OFFICER	Joseph Fleetwood HBBC
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	03 July 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• BNG Cover Letter (prepared by Design Three Sixty, no date) • Baseline Habitat Plan (ref: 182-04, Rev0) • Proposed Habitat Plan (ref: 182-05, RevA) • BNG Small Sites Metric (SSM) (dated 20/05/2026)	
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 documents as well as the Design and Access Statement (prepared by PMC Land & Planning, dated May 2026), Planning Statement (prepared by PMC Land & Planning, dated May 2026), Location and Block Plan (ref: 182-02, RevB) 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>Ecological Survey Work;</i> • The application form is ticked to state no protected/Priority Species, designated sites, important habitats or other biodiversity features are present on site. However, no information has been provided to support this. Information with relevant plan(s) and photos is requested, including results of the ecology survey work, mitigation and enhancements where relevant. This information would allow the planning application to be assessed in accordance with the requirements of the NPPF and ODPM Circular.	

BNG SSM;

- The existing baseline has been recorded as 'vegetated garden', however it is not clear from the photos provided that the habitats on site meet this habitat definition. Furthermore, a review of historic aerial imagery and prior planning applications for the site indicate habitat degradation is likely to have taken place. Therefore, we require clarification on habitats and a statement on degradation to be provided, with the BNG updated accordingly where relevant in accordance with BNG Planning Practice Guidance (PPG).
- Furthermore, in relation to the above point, the dates stated in the SSM for the survey walkover, dated completed and date the site photos were taken are all different. These need to be revised alongside the above.
- The BNG Cover Letter also states the incorrect value regarding the biodiversity units required and needs updating.
- No statement is provided as to whether any irreplaceable habitats are present on site or not.
- Further clarification on the competency of the person completing the SSM and decision making when inputting into the SSM is requested. 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.
- The application form states surface water will be disposed of into a sustainable drainage system, however this is not shown on the proposed plan. Furthermore, the BNG report states biodiversity credits are to be purchased to achieve 10% BNG. This is acceptable, albeit please note we will require proof of purchase to be provided. We also require submission of the completed BNG Metric, Biodiversity Gain Plan and associated documentation at the Biodiversity Gain Plan stage.

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)	N
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)	N
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)

N

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)

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

Y

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 definition¹)

SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness		
Large number of units at Low Distinctiveness		
Significant increase in Distinctiveness, Condition or Area		

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

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.

