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

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

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|---|---|
| **COUNTY, DISTRICT OR BOROUGH** | Hinckley and Bosworth Borough Council |
| **APPLICATION NUMBER** | 26/00235/OUT |
| **ADDRESS** | Land To Rear Of 121 Station Road Bagworth Coalville Leicestershire LE67 1BJ |
| **DESCRIPTION OF DEVELOPMENT** | Outline planning permission for the erection of a new dwelling (all matters reserved) |
| **PLANNING CASE OFFICER** | Ashleigh Gade |
| | |
| **DEPARTMENT** | Ecology |
| **PLANNING ECOLOGY OFFICER** | Karley Khan |
| **DATE OF COMMENTS** | 22 July 2026 |

**ECOLOGICAL DOCUMENTS REVIEWED:**

- **Ecological Technical Note (prepared by Alca ecology, no date)**

**SUMMARY RECOMMENDATION:**

| | |
|---|---|
| **No comment** | |
| **No objection (for recommended conditions or informatives- see below)** | |
| **Recommend Refusal** | |
| **Holding Objection - Further information required** | ✓ |

**REASON FOR RECOMMENDATION:**

We have reviewed the ecology note and are satisfied with the additional information relating to the suitability of the buildings for roosting bats.

The previous comment in relation to BNG remains valid and is included below for reference. We also note the area of vegetated garden in Table 1 of the BNG report differs from the BNG Metric, such that we request the report and/or the Metric to be updated to be consistent. This information is important as it forms the baseline for the BNG.

We note it is not possible to achieve 10% gain on-site, such that purchase of credits is to be pursued. 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 gain plan stage. Requirement to provide proof of biodiversity credit purchase and appropriate documentation at the Biodiversity Gain Plan stage.

**ANY RECOMMENDED CONDITIONS TO BE APPLIED:**

- Biodiversity Enhancement Scheme - No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but not be limited to) at least one woodcrete/integrated bat box, one woodcrete/integrated bird box, Hedgehog cut outs, and the make/model/locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.
- BNG - The application will need to demonstrate a 10% net gain in Biodiversity as required by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The statutory BNG metric shows there is a net loss in habitat units, these will need to be compensated for, either by creating/enhancing off-site habitat or by purchasing habitat bank/credits. Once a suitable offsite scheme has been decided, indication of who is responsible for ensuing delivery of BNG habitats/ongoing monitoring and enforcement should be stated including ownership of the BNG offset land, and a Habitat Management and Monitoring Plan (HMMP) and Biodiversity Plan should be conditioned.

**ANY RECOMMENDED INFORMATIVES TO BE APPLIED:**

- Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified ecologist.

- All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CRoW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.

- All new planting should be composed of native species. All new planting should be composed of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database.

**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) | 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) | Y |
| **Reason** for proposing an earlier date if applicable (ie. degradation) | N/A |
| Description of **Irreplaceable Habitat** where present | Y |
| **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 |

| **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 – TBC |
| Statutory biodiversity credits | Y - TBC |
| **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 | | |
| 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.**

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

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<br>Biodiversity Duty<br>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)<br>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.<br>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. |