

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinkley & Bosworth Borough Council
APPLICATION NUMBER	25/00161/SCOPE
ADDRESS	Land At Wiggs Farm Wood Road Nailstone Coalville Leicestershire
DESCRIPTION OF DEVELOPMENT	Environmental Impact Assessment (EIA) Screening and Scoping Opinion for a warehouse unit with a floor area of approximately 31,726 m2; an ancillary workshop building with a floor area of approximately 622 m2; offices on the eastern and western sides of the warehouse totalling 3,003 m2 with associated access and landscaping
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Nikki Morton
DATE OF COMMENTS	11/03/2025
SUMMARY RESPONSE:	
No comment	
No objection	✓
Recommend Refusal	
Holding Objection - Further information required	
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
Environmental Impact Assessment Scoping Report (Envance, February 2025)	
REASON FOR RECOMMENDATION PROVIDED:	
The EIA Scoping report is acceptable and I am happy with the proposed ecology information to be incorporated into the EIA report.	
BIODIVERSITY NET GAIN (BNG) ESSENTIAL QUESTIONS:	
Is there irreplaceable habitat present?	
Is there habitat degradation present?	
Is there applicant-owned off-site or significant onsite BNG required to be secured and monitored for 30 years?	

If significant habitat is present, please list using the PPG definitions :	
Are there any remaining BNG units which need to be provided outside of applicant owned land? eg. purchased through the government register as BNG units or statutory credits (PLEASE NOTE: this is indicative only and confirmed at condition discharge stage)	
BIODIVERSITY NET GAIN (BNG) BASELINE PRE-DEVELOPMENT VALUE:	
Is further information required before agreement of baseline pre-development value ?	
Are there incomplete or incorrect cells in the Statutory Metric?	
Is there incomplete or incorrect habitat information (quantity, type, condition)?	
DATE PROVIDED FOR STATUTORY METRIC WHERE THIS HAS BEEN REVIEWED AND AGREED (for decision notice purposes):	
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	

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, 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 as part of this service.

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.
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