

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00470/FUL	
ADDRESS	Long Eaves Pinwall Lane Pinwall Atherstone Leicestershire	
DESCRIPTION OF DEVELOPMENT	Demolition of existing dwelling and outbuildings and construction of new self-build dwelling	
PLANNING CASE OFFICER	Matt Jedruch	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Richard Kelly	
DATE OF COMMENTS	06 October 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Application Form • Sustainability and Eco Strategy • Existing/Proposed Overlay: 9851.10 • External Works Layout: 9851.06 Rev D • Proposed Site Layout: 9851.04 Rev A • Existing Site Layout • Site Location Plan • Sustainable Dwelling Statement • Preliminary Ecological Appraisal (Dr Stefan Bodnar, January 2023) • Preliminary Ecological Appraisal (Dr Stefan Bodnar, May 2025) • Great Crested Newt Habitat Suitability Survey (Dr Stefan Bodnar, August 2025) • Design, Access & Planning Statement		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		✓
Recommend Refusal		
Holding Objection - Further information required		
REASON FOR RECOMMENDATION:		
• A Preliminary Ecological Appraisal and Great Crested Newt Habitat Suitability Survey by Dr Stefan Bodnar in May and August 2025 has been submitted with the application which is accepted and key points outlined below.		

- **Habitats** – the hedgerow and trees on site should be retained and protected where possible. It is therefore recommended that a biodiversity Construction and Environmental Management Plan be conditioned. **Please see recommended Conditions.**
- **Bats** – No evidence of bats was found on the inside the building and no trees were suitable for roosting bats therefore classed as negligible and no further surveys are required.
- The site has moderate suitability for foraging and commuting bats due to the vegetation present, hedgerow and links to the wider countryside. It is therefore recommended that a sensitive lighting scheme is incorporated within the development to avoid disturbance to foraging and commuting bats.
- **Badgers** – no signs of badger were found on site during the survey, and no further surveys are required. A precautionary working method statement is recommended to ensure badgers and small mammals are protected during development such as excavations covered over at night. **Please see recommended Conditions.**
- **Birds** – vegetation on site does provide nesting habitats for birds. It is recommended that demolition or vegetation trimming is done outside of the bird nesting season which runs from March to August inclusive. If this is not possible then nesting bird check will be required, no later than 24 hours prior to removal. **Please see recommended Informatives.**
- **GCN** – An evaluation and HSI of 7 ponds were undertaken within 500m of the site, only two ponds were accessed P1 and P5 with the closest pond being dry at the time of survey. The Natural England's Rapid Assessment Tool was used and determined "Green: offence highly unlikely". Therefore, no license would be required. However, a series of mitigation measures are proposed and accepted and should be included within the CEMP: Biodiversity. **Please see recommended Conditions.**
- **Reptiles** – the site is of low suitability for reptiles however appropriate precautions should be taken during development such as ensuring piles of materials and excavated earth should be kept to a minimum and away from field boundaries. **Please see recommended Conditions.**
- **Biodiversity enhancements** – The hedgerow is to be re-aligned to achieve visibility splays therefore, as per the NPPF (2024) a net gain for biodiversity is required. The hedgerow should be replaced at a minimum of 1:1 and use of native species of local provenance. It is also recommended that 1 bird for common species and 1 bat box are installed within the new dwelling. It is also recommended that any fencing includes gaps of 13cm by 13cm at suitable distances to allow passage of hedgehogs. In addition to 2 x refugia for GCN installed on the site edges. **Please see recommended Conditions.**

BNG Specific

- It is accepted that mandatory BNG does not apply as the application states it is self-build and custom build development.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- **CEMP (Biodiversity)** - No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:
- Identification of potentially damaging construction activities

• practical measures and sensitive working practices to avoid or reduce impacts during construction on GCN, reptiles, badgers and small mammals • timing of works to avoid harm to nesting birds • responsible persons for overseeing sensitive works • use of protective fencing where required on trees and hedges • The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA. • Landscape Enhancement Plan - No development shall take place until a biodiversity enhancement plan has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) 13cm x 13cm holes at the base of new close board fencing as 'hedgehog highways'. at least one integrated bat box, one integrated bird box and two bee bricks with the makes/models and their locations. In addition to two GCN refugia. The biodiversity enhancement scheme shall include planting of hedgerows and trees of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database. Hedgerow mixes should include: 80% hawthorn (<i>Crataegus monogyna</i>), plus any one or more of the following: field maple (<i>Acer campestre</i>), dogwood (<i>Cornus sanguinea</i>), dog rose (<i>Rosa canina</i>) and holly (<i>Ilex aquifolium</i>). Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• Nesting Birds - Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration or vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.
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 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.

