

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00763/OUT
ADDRESS	35 Langdale Road Hinckley Leicestershire LE10 0NR
DESCRIPTION OF DEVELOPMENT	Outline planning permission for the erection of one dwelling (All matters reserved except for access and layout)
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	03 October 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• Proposed Plans – Dwg No. 25.4531.03 (May 2025) • Small Sites Metric (SSM) - Matthew Kirby (July 2025) • BNG Feasibility Report – Oak Ecology (June 2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The proposed development consists of the erection of one dwelling to be constructed on land adjacent to 35 Langdale Road, sited nearby Ashby de la Zouch canal and within a predominantly residential area. It is understood the works will not affect or alter the existing dwelling on the site. • Onsite Tree – The submitted plans indicate that the existing tree is to be retained if possible. If it is to be removed, further ecological surveying will be required to determine the presence of any potential bat roost features. • Please be advised, in accordance with the ODPM Regulations, protected species surveys must be submitted and assessed prior to determination of a planning application. Therefore, further information is needed prior to determination to confirm if the tree is to be retained or not.	

• Enhancement – The Biodiversity Net Gain (BNG) feasibility report has been viewed and noted there was no evidence of protected species on site, excluding the tree which may require further assessment, outlined above. • However, to ensure biodiversity enhancements are being provided In line with the NPPF, enhancements such as integrated bat and bird boxes (including make/model and location) are required to be incorporated into the build. Please see the below condition. • BNG – Applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. • The Small Site Metric (SSM) and supporting report have been viewed. To ensure appropriate information has been provided prior to determination, the following is required: - It is unclear whether the onsite tree is to be retained. If the tree is to be removed, it must be included in the BNG assessment. It needs to be included on Baseline Habitat Map, recorded as lost habitat and the SSM results updated accordingly. The excel version of the metric must be provided. • The above clarifications, particularly regarding the status of the onsite tree and metric details in relation to this are required to ensure the value of the site is correct before a determination can be made. • The BNG metric shows a net loss of -80.09%% in habitat units and a loss of -25% in hedgerow units. • Based on the current site, the BNG report indicates it is unlikely that 10% biodiversity net gain is to be achieved onsite and therefore, offsite compensation will be necessary either through habitat creation or purchase of credits/units.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
• 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 is not limited to) at least one woodcrete/integrated bat box and one woodcrete/integrated bird box, the make/model and their 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.	
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
• All new planting should be composed of native species.	
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:	
(Please confirm which condition(s) is/are being discharged)	
•	
BIODIVERSITY NET GAIN (BNG) SECTION	
HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):	
Confirmation that development is subject to statutory biodiversity gain condition	Y
Pre-development Habitat Plan of existing onsite habitat (to scale)	TBC
Pre-development Habitat Value (on date of application or earlier)	TBC
Completed Metric Calculation Tool	Y
Statement of Habitat Degradation where present (with dates and details)	n/a
Reason for proposing an earlier date if applicable (ie. degradation)	n/a
Description of Irreplaceable Habitat where present	n/a

SMALL SITES METRIC ONLY: “Competent person” information (ie. qualifications, skills, experience)	Y
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y/TBC
ON-SITE AND OFF-SITE PROPOSALS PRESENT: These should be secured and monitored for 30 years	
Applicant-owned <u>significant onsite</u> BNG is proposed	N
Off-site BNG is proposed (eg. BNG units provided to achieve 10% BNG uplift either on applicant-owned land, purchased units or statutory credits) PLEASE NOTE: this is indicative only , confirmed at Biodiversity Gain Plan condition stage	Y

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.

