

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

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>COUNTY, DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council
<b>APPLICATION NUMBER</b>	25/00485/OUT
<b>ADDRESS</b>	Highcliffe 158 Shilton Road Barwell Leicester Leicestershire
<b>DESCRIPTION OF DEVELOPMENT</b>	Outline planning permission for residential development of up to 28 dwellings with associated infrastructure (All matters reserved except for access and layout)
<b>PLANNING CASE OFFICER</b>	Laura Ashton
<b>DEPARTMENT</b>	Ecology
<b>PLANNING ECOLOGY OFFICER</b>	Michael McCoy
<b>DATE OF COMMENTS</b>	05 December 2025
<b>ECOLOGICAL DOCUMENTS REVIEWED:</b>	
<ul style="list-style-type: none"> <li>• BNG v3 (C.B.E consulting, 2025)</li> <li>• Statutory biometric condition assessment (C.B.E consulting, 2025)</li> </ul>	
<b>SUMMARY RECOMMENDATION:</b>	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
<b>REASON FOR RECOMMENDATION:</b>	
<ul style="list-style-type: none"> <li>• We have reviewed the above documents, however, the BNG metric does not match the baseline habitat map submitted in 'Revised Biodiversity Impact Assessment' (C.B.E consulting, 2025).</li> <li>• Other broadleaved woodland of moderate condition and Other neutral grassland in poor condition is missing in the baseline habitat tab – these needs placed in the metric.</li> <li>• The condition assessment sheet incorrectly marks the other neutral grassland as moderate condition when it should be poor condition.</li> <li>• The current metric states that bespoke compensation has been agreed for loss of Very High Distinctiveness Habitats (VHDH) or irreplaceable habitats in the baseline habitat tab, however his needs changed to 'No' in the metric as there are no VHDH or irreplaceable habitats on-site.</li> </ul>	
<b>ANY RECOMMENDED CONDITIONS TO BE APPLIED:</b>	
<ul style="list-style-type: none"> <li>• The development shall not commence until a 30 year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain</li> </ul>	

Plan, has been submitted to and approved in writing by the local planning authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- a) Description and evaluation of the features to be managed;
  - b) Ecological trends and constraints on site that may influence management;
  - c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
  - d) Description of the management operations necessary to achieving aims and objectives;
  - e) Preparation of a works schedule, including annual works schedule;
  - f) Details and a timetable of the monitoring needed to measure the effectiveness of management;
  - g) Details of the persons responsible for the implementation and monitoring;
  - h) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and
  - i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain
- (To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990)

- No external lighting shall be installed on the site until details (including luminance levels and measures to minimise light spillage) have been submitted to and approved in writing by the Local Planning Authority. External lighting shall only be installed in accordance with the approved details and shall not be replaced with any alternative lighting without the prior permission in writing of the Local Planning Authority.
- No development shall take place (including ground works or vegetation clearance) until an updated badger survey has been submitted to and approved in writing by the Local Planning Authority. This survey is to be carried out within 3 months of the commencement of works on site, unless otherwise agreed. The survey shall include details on mitigation measures for badgers if necessary (such as badger gates). All works are to proceed strictly in accordance with the approved document.
- In line with recommendations set out in Bat Activity Survey (C.B.E consulting, 2025), further activity surveys are required prior to any development works in the appropriate bat activity season as well as post development activity survey to be completed a minimum of 12 months after landscape surface water area is completed.
- 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:
  - A. Identification of potentially damaging construction activities
  - B. practical measures and sensitive working practices to avoid or reduce impacts during construction on Bats, Badgers, Nesting birds, hedgehogs and reptiles
  - C. timing of works to avoid harm to nesting birds
  - D. responsible persons for overseeing sensitive works
  - E. use of protective fencing where requiredThe approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA.
- No development shall take place until a biodiversity enhancement scheme has been

<p>submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least four integral bat roost tubes, eight nest bricks/tubes as well as hedgehog and reptile refugia in suitable locations close to the garden boundaries with hedgehog access points. The make/model and their locations should also be included. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.</p>
<p><b>ANY RECOMMENDED INFORMATIVES TO BE APPLIED:</b></p>
<ul style="list-style-type: none"> <li>All bat species are legally protected under the Wildlife &amp; Countryside Act 1981 (as amended); as such, trees to be removed will require inspection for suitable features that could be used by roosting bats prior to felling. This can be carried out by the arborist completing the works, however if suitable roosting features are identified, evidence of bats, or indeed live bats are found, works should cease, and advice obtained from a licenced bat ecologist.</li> </ul>
<p><b>IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:</b> (Please confirm which condition(s) is/are being discharged)</p>
<ul style="list-style-type: none"> <li>N/A</li> </ul>

PRE-DEVELOPMENT HABITAT BASELINE FOR BIODIVERSITY NET GAIN (BNG)	
<p><b>THIS IS THE MINIMUM NATIONAL ESSENTIAL INFORMATION REQUIREMENTS (PPG paragraph 11) AND MUST BE SATISFIED PRIOR TO DETERMINATION:</b></p>	
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	N
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
<b>SMALL SITES METRIC ONLY:</b> "Competent person" information (ie. qualifications, skills, experience)	N/A
<p><b>BNG METRIC INFORMATION missing or incorrect:</b></p>	
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)	
<p><b>PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION.</b> Post-development information is <b>indicative only</b>; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage.</p>	
<b>ON-SITE SIGNIFICANT*</b> BNG is proposed (If Y, please see later table)	Y
<b>OFF-SITE APPLICANT-OWNED</b> BNG is proposed (ie. Land shown on plan within the "blue line" boundary and inserted in "offsite" tab of statutory metric)	Y

**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	TBC
Statutory biodiversity credits	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<sup>1</sup>)

SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness	Other Neutral Grassland + Pond (non-priority habitat) + Urban trees	1.63 + 0.36 + 1.01
Large number of units at Low Distinctiveness	N/A	
Significant increase in Distinctiveness, Condition or Area	Other Neutral Grassland	0.74

**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)

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

<p>Various International, European and National laws in relation to the protection of species and habitats</p>	<p>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.</p> <p>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.</p>
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