

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01208/REM
ADDRESS	Land North East Of Ashby Road Markfield Leicestershire LE67 9UB
DESCRIPTION OF DEVELOPMENT	Approval of reserved matters (layout, scale, appearance and landscaping) of outline planning permission 21/00787/OUT for the residential development of up to 93 dwellings, public open space, landscaping and SuDS (cross boundary application with Charnwood BC).
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	17 September 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• V4_Biodiversity_Mitigation_&_Enhancement_Strategy_BNG_Ashby Road (Blade Ecology, Aug 2026) • 269_E_RP_PL_2328_V1_Interim_Tree_Report_Bats_Ashby_Road • 1880-L-D-PL-202-V4 Illustrative Landscape Masterplan • Habitat Impact Assessment Calculator (Blade Ecology, Aug 2026) • Detailed Soft Landscape Proposals - Sheet 1 of 3 - 1880-L-D-PL-301-V7 (Blade Ecology, Aug 2026) • Detailed Soft Landscape Proposals - Sheet 2 of 3.- 1880-L-D-PL-302-V7 (Blade Ecology, Aug 2026) • Detailed Soft Landscape Proposals - Sheet 3 of 3 - 1880-L-D-PL-303-V7 (Blade Ecology, Aug 2026)	
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 above document along with the planners delegated report from Charnwood Borough Council (P/25/2604/2).	

- The metric still shows a net loss, However, as the majority of the site (over 90%) is within Charnwood Borough Council and scheme adheres to the request of the Council's Biodiversity Officer, including a S106 agreement to ensure Biodiversity Impact Compensation to be paid where net gain cannot be achieved on site, then this should be acceptable. - Current results from the updated interim bat surveys show there is no evidence of bats within trees identified with PRF-I or PRF-M. However, the results of the third aerial inspection on PRF-M need to be completed before determination to confirm bats are not located within these trees.
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 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.
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