

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	26/00358/DISCON	
ADDRESS	Pinehollow Barn Stoke Lane Higham on The Hill Nuneaton	
DESCRIPTION OF DEVELOPMENT	Application to discharge C6 (HMMP) C7 (Biodiversity Enhancement Plan) attached to planning permission 25/00902/FUL	
PLANNING CASE OFFICER	Sullevan Archer	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Olivia Larter	
DATE OF COMMENTS	27 August 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Habitat Management and Monitoring Plan (Version 1.2) (Oak Ecology, February 2026) • Biodiversity Enhancement Plan (Version 1.2) (Oak Ecology, August 2026) • The Statutory Biodiversity Metric – Calculation Tool (November 2025) • Biodiversity Gain Plan (February 2026)		
SUMMARY RECOMMENDATION:		
No comment		☐
Part Discharge of Condition • Condition 6		☒
Full Discharge of Condition • Condition 7		☒
Further information required		☐
REASON FOR RECOMMENDATION:		
<u>Conditions</u> Condition 6: Recommend Part Discharge <i>“Prior to the stationing of more than two caravans on the site, a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by, the Local</i>		

Planning Authority. The HMMP shall be submitted concurrently and in accordance with the Biodiversity Gain Plan. The HMMP shall include, but shall not be limited to, the following details:

- a) a non-technical summary; and*
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP; and*
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan; and*
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- e) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and*
- f) details of the content of monitoring reports to be submitted to the Local Planning Authority including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.*

Notice in writing shall be given to the Council when the:

- i. Initial enhancements, as set in the HMMP, have been implemented; and*
- ii. Habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.*

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Local Planning Authority, in accordance with the methodology specified in the approved HMMP.

The Council shall only issue approval of habitat creation and enhancement works when:

- the habitat creation and enhancement works set out in the approved HMMP have been completed; and*
- a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by, the Local Planning Authority.”*

Reason: To enhance protected and priority species and habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7: Recommend Discharge

“Prior to the stationing of more than two caravans on the site, a Biodiversity Enhancement Layout, including any proposed hard and soft landscaping works for the site, shall be submitted to, and approved in writing by, the Local Planning Authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) Detailed designs or production description for biodiversity enhancements; and*
- b) Locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The development shall be carried out in full accordance with the approved enhancement measures, and any planting shall be undertaken in the first planting and seasons following the stationing of more than two caravans on site. All features shall be retained thereafter in accordance with the Habitat Management and Monitoring Plan within Condition 4 of this permission."

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and Section 40 of the NERC Act 2006 (as amended).

Comments

Condition 6:

We have reviewed the amended Habitat Management and Monitoring Plan (Version 1.2) (Oak Ecology, February 2026) which has been submitted in order to discharge Condition 6.

We are satisfied with the management prescriptions and aftercare recommendations made within the HMMP. This sets out that the following significant on-site enhancements, in line with Government's definition, should be managed and monitored for a period of 30 years from the completion of development:

- Individual trees
- Native hedgerow

We are now satisfied that the submitted information includes the detail required by this condition.

We acknowledge that the amended Habitat Management and Monitoring Plan (Version 1.2) (Oak Ecology, February 2026) now details the requirement for monitoring reports to be submitted to Hinckley & Bosworth Borough Council in years 1, 2, 5, 10, 15, 20, 25, and 30 as required by the condition.

The decision on whether significant on-site enhancements is ultimately up to the Council, but where present, the LPAs long-term monitoring costs should be secured as part as the Biodiversity Gain Plan. The submission of monitoring reports could be secured by part discharging the condition at each monitoring interval of Condition 6.

Notice should be given to the Local Planning Authority on the completion of development to highlight when the monitoring period should begin and the condition can be discharged in full at the end of the 30-year period following the submission of a completion report.

The HMMP condition must be discharged concurrently with the Biodiversity Gain Condition. As a result, we note that a discharge of condition application has been submitted for the Biodiversity Gain condition, reference 26/00418/BNG.

Condition 7:

We have reviewed the amended Biodiversity Enhancement Plan (Version 1.2) (Oak Ecology, August 2026) which has been submitted in order to discharge Condition 7.

We are now satisfied that the submitted information includes the detail required by this condition.

The species composition for the native hedgerow is appropriate for creating the proposed habitat type and now align with the species detailed in the Habitat Management and Monitoring Plan (Version 1.2) (Oak Ecology, February 2026).

The intention of the biodiversity enhancement layout is to secure reasonable biodiversity enhancements for Priority and threatened species. As a result, we have reviewed the amended Biodiversity Enhancement Plan (Version 1.2) (Oak Ecology, August 2026) and support the inclusion of a bat box on the existing barn building. The specification and location of this is suitable.

Conclusion

Subject to implementation in full of the submitted details, we recommend the part discharge of Condition 6, to secure copies of monitoring reports for significant on-site enhancements.

Subject to implementation in full of the submitted details, we recommend full discharge of Condition 7.

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 SPDs	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 (as amended)	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), (Natura 2000 sites include SACs and SPAs), SSSIs, National Nature Reserves, Local Wildlife Sites, Local Nature Reserves. Habitats and Species protection: Conservation of Habitats and Species Regulations 2017 (as amended) (protected sites and species). Wildlife and Countryside Act 1981 (as amended) including special Schedule 1, Natural England Standing Advice. Protection of Badgers Act 1992.