

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley & Bosworth Borough Council
APPLICATION NUMBER	26/00113/REM
ADDRESS	Land West Of Workhouse Lane Burbage Leicestershire
DESCRIPTION OF DEVELOPMENT	Application for the approval of Reserved matters (Layout, Scale, Appearance, Landscaping) of outline planning permission 20/01012/OUT for residential development of up to 40 dwellings
PLANNING CASE OFFICER	Alex Jelley
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Alice Burgess ACIEEM
DATE OF COMMENTS	26.08.2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Preliminary Ecological Appraisal (PEA) (Arbtech, October 2025) • Illustrative Landscape Masterplan (Pegasus Group, January 2026) • Reptile Presence/Absence Survey Report (Arbtech Consulting Ltd, 03.07.26) • Great Crested Newt eDNA Sampling Report (Arbtech Consulting Ltd, 04.06.26) • Detailed Soft Landscape Proposals (Pegasus Group, 27.07.26)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• Outstanding comments from 17.07.26 have not been addressed and are therefore reiterated: • "...the PEA still does not provide an assessment of the additional trees onsite that are to be removed. The PEA states that there are only two trees onsite, whereas the Illustrative Landscape Masterplan (Pegasus Group, January 2026) records nine trees onsite, as being retained. All trees onsite must be assessed to ensure that Potential Roosting Features (PRFs) are not missed." • The Reptile and GCN report have been reviewed. It is agreeable to proceed under precautionary measures with the use of an ecologist to supervise vegetation clearance.	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	

Protected Species & Habitats:

The development hereby approved shall be implemented in strict accordance with the measures stated in the Preliminary Ecological Appraisal (PEA) (Arbtech, October 2025), Reptile Presence/Absence Survey Report (Arbtech Consulting Ltd, 03.07.26) and Great Crested Newt eDNA Sampling Report (Arbtech Consulting Ltd, 04.06.26) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments.

Biodiversity Enhancement Scheme

No development shall take place until a Biodiversity Enhancement Scheme has been submitted to and approved in writing by the Local Planning Authority. Enhancements shall include (but is not limited to) a minimum of six bird boxes on mature trees around the site boundaries or on new buildings, six bat boxes incorporated into the fabric of the new dwellings and the installation of hedgehog houses and gaps under boundary fencing 'Hedgehog highways' as recommend in the PEA (Arbtech, October 2025). As well as details of native planting and confirmation that none of the trees or hedges indicated to be retained shall be cut down, uprooted or destroyed, nor shall be topped or lopped other than in accordance with the approved plans, without the written approval of the Local Planning Authority. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme unless otherwise agreed in writing by the LPA.

Reason: to ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments.

LEMP

No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- description and evaluation of the features to be created/enhanced
- aims and objectives of management
- appropriate management options for achieving aims and objectives
- prescriptions for management actions
- work schedule
- F. species/seed mixes to be planted/sown
- G. ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments.

CEMP

Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. 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 the species and habitat outlined in the PEA (Arbtech,

- October 2025)
- timing of works to avoid harm to nesting birds
- responsible persons for overseeing sensitive works
- use of protective fencing where required

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments.

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.