

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00172/FUL
ADDRESS	Land To Rear Of 142 Leicester Road Groby Leicester Leicestershire LE6 0DP
DESCRIPTION OF DEVELOPMENT	Erection of a single storey dwelling
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	02 April 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Pre- and Post-development Plans (no ref) • Biodiversity Gain Plan (dated 05/03/2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
Upon review of the above ecology documents as well as the Proposed Site Plan (ref: 142LR/A1), Design, Access & Planning Statement (no ref, dated February 2026) and Application Form, we require some additional information/clarification in order to assess the likely impact of the development on ecology and biodiversity. Details of further information required in order to determine this application are detailed below: <i>Application Form;</i> • The application form also states no protected and priority species, designated sites, important habitats or other biodiversity features are likely to be impacted, conserved or enhanced on-site. We require evidence be provided to support this, and for ecological survey work to be undertaken where relevant. All of the ecological survey work will need to be undertaken by suitably licenced and experienced ecologist(s), during the relevant optimal period and in accordance with the best practice guidance/methodology. Holding objection for ecological survey work to be undertaken and appropriate report with accompanying photos submitted.	

Biodiversity Net Gain (BNG);

- The application form also states the development is a 'self-build', however a BNG assessment has been undertaken. **We require clarification as to whether the development is subject to BNG.**

BNG Small Sites Metric (SSM) - Should the above information confirm the SSM can be used

- Further clarification on the competency of the person completing the SSM and decision making when inputting into the SSM is requested. The competent person should have the 'knowledge and skills' to complete and review the SSM, as well as evidencing metric decisions in the 'user comments' column and providing suitable photos of all habitats/hedgerows. We also require proposed habitats to be reviewed as some of these would not meet the appropriate definition given the context. **Should use of the SSM be deemed suitable, a holding objection for information that the person completing the metric meets the competency requirements, the 'user comments' be completed where necessary and proposed habitats revised.**
- There is also an error in the metric for the adjacent Priority Habitat, such that consideration of using the Statutory metric should be made. **We require clarification/rationale for the use of the SSM, and for the Statutory metric to be used/submitted if it is not appropriate to use the SSM.**
- The headline results show 10% net gain in habitats will not be met on-site. Therefore, we require confirmation of how this will be achieved and evidence of this submitted in accordance with the SSM User Guide. Furthermore, there are inconsistencies within the BGP in terms of the information submitted and the SSM. **Requirement to provide the updated BGP.**

Lighting Strategy;

- Given the design of the proposed building, there is likely to be increased light spill on the surrounding habitats. Therefore, a lighting strategy is requested detailing how lighting placement and keeping external lighting to a minimum has been considered, including avoiding lighting trees and surrounding vegetation, as per the Bats and Artificial Lighting guidance note. **Recommendation for a suitable lighting strategy for bats and nocturnal fauna to be provided.**

The results are required prior to determination because paragraph 99 of the ODPM Circular 06/2005 highlights that: *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- TBC

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- TBC

IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:

(Please confirm which condition(s) is/are being discharged)

- N/A

PRE-DEVELOPMENT HABITAT BASELINE FOR BIODIVERSITY NET GAIN (BNG)	
THIS IS THE MINIMUM NATIONAL ESSENTIAL INFORMATION REQUIREMENTS (PPG paragraph 11) AND MUST BE SATISFIED PRIOR TO DETERMINATION:	
Confirmation that development is subject to statutory biodiversity gain condition	N
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	Y
Statement of Habitat Degradation where present (with dates and details)	N
Reason for proposing an earlier date if applicable (ie. degradation)	N
Description of Irreplaceable Habitat where present	N
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	TBC
BNG METRIC INFORMATION missing or incorrect:	
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)	
PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION. Post-development information is indicative only ; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage.	
ON-SITE SIGNIFICANT* BNG is proposed (If Y, please see later table)	TBC
OFF-SITE APPLICANT-OWNED BNG is proposed (ie. Land shown on plan within the "blue line" boundary and inserted in "offsite" tab of statutory metric)	TBC
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 ¹)		
SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness		

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

Large number of units at Low Distinctiveness		
Significant increase in Distinctiveness, Condition or Area		

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.

