
From: planning.ecology@planning.leics.gov.uk
Sent: 12 June 2025 11:45
To: Laura Ashton; Planning Folder New
Subject: Response To Application Number 25/00485/OUT at Highcliffe 158 Shilton Road
Barwell Leicester Leicestershire
Attachments: Response_2025-0485-04.pdf

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

*** PLEASE DO NOT RESPOND DIRECTLY TO THIS EMAIL AS THIS INBOX IS NOT
MONITORED ***

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00485/OUT
ADDRESS	Highcliffe 158 Shilton Road Barwell Leicester Leicestershire
DESCRIPTION OF DEVELOPMENT	Outline planning permission for residential development of up to 28 dwellings with associated infrastructure (All matters reserved except for access and layout)
PLANNING CASE OFFICER	Laura Ashton
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	12/06/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
<ul style="list-style-type: none"> • Ecological Appraisal and Biodiversity Assessment (CBE consulting, 2025) • Bat Survey (CBE Consulting, 2025) • Tree Survey (CBE Consulting, 2025) 	
REASON FOR RECOMMENDATION PROVIDED:	
<ul style="list-style-type: none"> • We have viewed the above documents along with 'Proposed Site Layout, Drg No. 23-115-PL03' (Hayward Architects Ltd, 2025). • In regards to the emergence surveys completed, while there was no emergence recorded, there was 879 passes with six different bat species recorded and the report assessing the area to be attractive for foraging bats. • Based on the current plans, many trees and hedgerow will be removed which will have a negative impact on commuting pathways and foraging habitat, potentially removing pathways to existing connecting habitat to the southeast. Therefore, we request bat 	

<p>activity surveys be completed by a licenced ecologist in line with the bat survey guidelines.</p> <ul style="list-style-type: none"> • Please note that ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination. • Based on aerial imagery and reviewing images within the ecology reports, there is a disagreement regarding the classification of individual trees. Based on UKHabs description, woodland is defined as “Land with $\geq 25\%$ cover of trees that are $\geq 5\text{m}$ in height”. Therefore, justification is needed as to why this parcel of land has not been classified as ‘Woodland’ instead of many ‘individual trees’.
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
<ul style="list-style-type: none"> • While a value has been provided in the PEA report, the Statutory BNG metric in the excel format is required for review. We also require condition assessment sheets. • Disagreement on baseline habitat – justification needed for having individual trees instead of woodland.
FURTHER INFORMATION REQUIRED:
<ul style="list-style-type: none"> • Bat activity surveys • BNG Metric required • Condition sheets required • Justification regarding ‘individual trees’ designation instead of ‘woodland’?
AMENDMENTS RECOMMENDED:
<ul style="list-style-type: none"> • N/A
RECOMMENDED CONDITIONS TO BE APPLIED:
<ul style="list-style-type: none"> • N/A
RECOMMENDED INFORMATIVES TO BE APPLIED:
<ul style="list-style-type: none"> • N/A
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
<ul style="list-style-type: none"> • N/A
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
<ul style="list-style-type: none"> • N/A

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, 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 as part of this service.

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.

