



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	26/00642/DISCON	
ADDRESS	Cold Comfort Farm Rogues Lane Hinckley Leicestershire	
DESCRIPTION OF DEVELOPMENT	Application to discharge planning conditions 3 (HMMP), 4(Materials), 5(Biodiversity Enhancement Strategy), and 7 (Landscaping) from planning permission 25/00439/FUL	
PLANNING CASE OFFICER	Sullevan Archer	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Hamish Jackson – Senior Ecological Consultant	
DATE OF COMMENTS	11 August 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Biodiversity Gain Plan (April 2026) • Habitat Management and Monitoring Plan V1 (May 2026) • Proposed landscape plan (Glampotech Ltd) • Biodiversity Enhancement Strategy (Croft Ecology Ltd, May 2026)		
SUMMARY RECOMMENDATION:		
No comment		☐
Part Discharge of Condition		☐
Full Discharge of Condition		☐
Further information required		☒
REASON FOR RECOMMENDATION:		

Conditions

Condition 3:

3. Prior to the commencement of the development hereby permitted, 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 Planning Authority. The HMMP shall include, but 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, 3, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP. The Council shall only issue approval of the habitat creation and enhancement works when: (1) The habitat creation and enhancement works set out in the approved HMMP have been completed; and (2) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the enhancements to biodiversity on site are delivered, managed, and monitored for a period of at least 30 years from the completion of the development in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and the mandatory requirements of Schedule 7A of Part 1 of Section 9(3) of the Town and Country Planning Act 1990

Condition 5:

5. Prior to the installation of any glamping pods or the storage hut within the site, a Biodiversity Enhancement Strategy for protected, priority and threatened species shall be submitted to, and approved in writing by, the Local Planning Authority. The Biodiversity Enhancement Strategy shall be prepared by a suitably qualified ecologist and include, but shall not be limited to, the following details: (a) (b) (c) (d) (e) Purpose and conservation objectives for the proposed enhancement measures; and detailed designs or product descriptions to achieve stated objectives; and locations of proposed enhancement measures by appropriate maps and plans (where relevant); and persons responsible for implementing the enhancement measures; and details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, priority and threatened species in accordance 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

We have reviewed the submitted documents which has been submitted in order to discharge Condition 3 and 5. As a result, we have the following comments:

Condition 3:

We support the details contained in the Habitat Management and Monitoring Plan V1 (May 2026), subject to a minor amendment for the monitoring strategy for significant on-site enhancements will need be provided to the LPA at years 1, 3, 5, 10, 15, 20, 25, 30.

We also note that landscaping scheme includes recommendations for Common Beech for individual trees, which has not been included in the HMMP. Therefore, one of documents should be updated to reflect the exact planting mix for individual trees.

It is highlighted that significant on-site enhancements are considered the following, in line with Governments definition:

- Rural tree 0.22 units
- Mixed scrub 0.04 units
- Other neutral grassland (enhanced from modified) 1.67 units

As a result, no other habitat enhancements would require monitoring for the 30-year period and the LPA should determine how monitoring costs will be secured (i.e. via the HMMP condition or via a separate planning obligation secured as part of the Biodiversity Gain Condition).

It is highlighted that this condition should be considered in line with the Biodiversity Gain Condition and should be part discharged to secure copies of monitoring reports for significant on-site enhancements, unless monitoring.

Condition 5:

We support the details and locations contained within the Biodiveristy Enhancement Strategy for bespoke biodiversity enhancement measures for Priority and threatened species.

However, we note that landscaping scheme includes recommendations for 6 bird boxes, which has not been included within the Biodiveristy Enhancement Strategy. As a result, for consistency, we recommend the Biodiveristy Enhancement Strategy recommendations are followed and the Landscaping plan updated accordingly.

Conclusion

We are unable to recommend the discharge of condition 3 or 5.

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.