

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00673/FUL
ADDRESS	White House Farm Ashby Road Stapleton Leicester Leicestershire LE9 8JF
DESCRIPTION OF DEVELOPMENT	Proposed log cabin for the use of a shop (Use Class E(a)) and associated gravel surfacing, boundary treatments and parking
PLANNING CASE OFFICER	Sullevan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	07 October 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• n/a • Proposed Floor Plans & Elevations - 881 07 (Aug 26) • Existing And Proposed Block Plan - 881 06 (Aug 26)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The works consist of a log cabin for the use of a shop and associated gravel surfacing, boundary treatments and parking. The context of the site contains of a paddock and a pond, with the works taking place on the east side of the field, connecting the house with the log cabin to the north. • Biodiversity Net Gain (BNG) Requirements: We understand from the application form it was advised statutory BNG does not apply. However, the site appears to be over 0.2 hectares and therefore does not meet the exemption criteria. Developments are exempt 'where the site area within the red line boundary is 0.2 hectares or below'. • To meet the exemption criteria, amended plans would be required showing a red line boundary limited to the area associated with the proposed development and associated works, such as the cabin, parking area, access track and surrounding hardstanding, presumed to be below 0.2 hectares and not impacting any hedgerow.	

• If the revisions cannot be provided, the application will need to demonstrate a 10% net gain in Biodiversity as required by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) and the assessment submitted for review. • We have a holding objection. • Nearby Habitats: Given the pond onsite and the suitability of the surrounding habitat, the following informative is required to be attached to any permission.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
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ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• Great Crested Newts (GCN) are a species fully protected by law. There are potential GCN ponds nearby, therefore there is a small possibility that a newt, or small numbers of newts could be present on the site. The applicant should therefore exercise due care during implementation of the proposed development, ensuring that all contractors are aware of the possibility of finding great crested newts, and stored materials are carefully removed by hand. Work should cease if a great crested newt is found, and advice from a licensed ecologist should be sought.
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
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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	Y/N
Pre-development Habitat Plan of existing onsite habitat (to scale)	Y/N
Pre-development Habitat Value (on date of application or earlier)	Y/N
Completed Metric Calculation Tool	TBC
Statement of Habitat Degradation where present (with dates and details)	Y/N
Reason for proposing an earlier date if applicable (ie. degradation)	Y/N
Description of Irreplaceable Habitat where present	Y/N
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	Y/N
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y/N

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)	Y/N
OFF-SITE APPLICANT-OWNED BNG is proposed	Y/N

(ie. Land shown on plan within the “blue line” boundary and inserted in “offsite” tab of statutory metric)	
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	Y/N
Statutory biodiversity credits	Y/N
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.	

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.

