

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/01208/REM
ADDRESS	Land North East Of Ashby Road Markfield Leicestershire LE67 9UB
DESCRIPTION OF DEVELOPMENT	Approval of reserved matters (layout, scale, appearance and landscaping) of outline planning permission 21/00787/OUT for the residential development of up to 93 dwellings, public open space, landscaping and SuDS (cross boundary application with Charnwood BC).
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	06 February 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• BIODIVERSITY MITIGATION & ENHANCEMENT STRATEGY (BNG) V1 (BLADE, Dec 2025) • BNG Metric (BLADE, Nov 2025) • Detailed Soft Landscape Proposals - Sheet 1 of 3, Drg No. 1880-L-D-PL-301 Rev V3 (BLADE, Nov 2025) • Detailed Soft Landscape Proposals - Sheet 2 of 3, Drg No. 1880-L-D-PL-302 Rev V3 (BLADE, Nov 2025) • Detailed Soft Landscape Proposals - Sheet 3 of 3, Drg No. 1880-L-D-PL-303 Rev V3 (BLADE, Nov 2025)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• We have reviewed the above documents and require further information. • In the 'Ecological Appraisal Addendum' (Aspect ecology, Sep 2021), emergence surveys were completed on building B2 as well as trees with high/moderate potential (T7,T36, T38, T43, T44 & T53). In paragraph 47, it states:	

<i>“Bats - Update Survey.</i> <i>Should any considerable time (e.g. >2 years) elapse between the survey work detailed above and any development works, a further survey of the buildings and trees with potential to support roosting bats should be undertaken prior to the commencement of works to confirm the continued absence of bats”</i> • Therefore, further information is needed on whether the updated surveys were completed. • As the LNRS was published on 1st August 2025, the post-development strategic significance will need changed with ‘Location ecologically desirable but not in local strategy’ no longer applied. • The created individual rural trees and both native hedgerows should have strategic significance changed to ‘Formally identified in the local strategy’ as the area is within the LNRS - Landscape-scale Woodland Expansion 2 — WD 4 and 6 refactored mapped area. • SuDS creation should also have strategic significance changed to ‘Formally identified in the local strategy’ as the area is within the LNRS - Create Ponds — FW_014_ponds_Measure mapped area. • All other post-development habitat strategic significance should be changed to ‘Area/compensation not in local strategy/ no local strategy’. • It is acceptable that the applicant intends to purchase off-site biodiversity units from a habitat bank to achieve net gain, however, as this is not mandatory BNG and at reserved matters stage, the off-site net gain measures cannot be secured through conditions such as the biodiversity gain plan stage. Therefore, we will require the third-party biodiversity unit information and proof of purchase at this stage with the off-site habitat tabs completed in the Metric with the habitat bank reference numbers. • The BNG report should be updated to include the change in calculations.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
• N/A
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
• N/A
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)
• N/A

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.

