

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00500/OUT	
ADDRESS	The Bungalow Peckleton Road Kirkby Mallory Leicester Leicestershire	
DESCRIPTION OF DEVELOPMENT	Outline planning permission for residential development for 2 self-build dwellings (All matters reserved except for access)	
PLANNING CASE OFFICER	Matt Jedruch	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Michael McCoy	
DATE OF COMMENTS	18/06/2025	
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"> • BNG Metric PDF (Moore, 2025) • BNG Gain Plan (Moore, 2025) 		
REASON FOR RECOMMENDATION PROVIDED:		
<ul style="list-style-type: none"> • We have reviewed the above documents as well as 'Site Plan' (ReQuestaPlan, 2025) and 'Location Plan (TerraQuest, 2025). • See section below for BNG-related comments • There is confusion on the exact red line boundary (RLB) as Site Plan includes the existing dwelling in the RLB while the Location Plan shows this to be in the blue line boundary. This should be consistent and conform to the RLB agreed with the LPA. • We request a Preliminary Ecological Appraisal (PEA) to be completed to assess the area for protected species, including a Preliminary Roost Assessment of all buildings and trees within the red line boundary. 		
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:		
<ul style="list-style-type: none"> • As the application states this is for the construction of self-build dwellings, Mandatory 10% BNG is exempt. 		

<ul style="list-style-type: none"> • However, if this is not a self-build, we would request the metric in the original excel format for review.
FURTHER INFORMATION REQUIRED:
<ul style="list-style-type: none"> • Clarification on exact red line boundary • Preliminary Ecological Appraisal with focus on protected species
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.

