

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	24/01161/FUL
ADDRESS	Manor Farm 2 Carlton Road Barton In The Beans Nuneaton Leicestershire CV13 0DE
DESCRIPTION OF DEVELOPMENT	Conversion of two agricultural outbuildings to form two dwellinghouses
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	09/06/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	✓
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
• Updated – 2 Preliminary Ecological Appraisal Ref: WCL/ML/PEA/281124U2 • Small Sites BNG Metric (May 2025).	
REASON FOR RECOMMENDATION PROVIDED:	
There has been a review of the applicant submitted information, Leicestershire County Ecology comments (04/04/2025) and the updated BNG small sites metric (17/05/2025) with further comments below. • The updated PEA has addressed the red line boundary and included the assessments for other protected species which is accepted. • It must be noted that records of badgers are in the area and that during any works a series of RAMs will be required. Please see recommended Conditions. • The ecology report is also recommending a series of bird and bat boxes installed within the new dwellings which is accepted. Please see recommended Conditions.	
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	

• Biodiversity Net Gain is achievable on site with a +151.81% increase in Habitat Units and a +80.87% increase in Hedgerow Units. • The pre-development habitat plan does not include the native hedgerow stated in the metric, only a 'defunct' hedge which is not a habitat in the UKHab classification system and cannot be represented in the metric. The pre-development map requires updating. • No trees are indicated on the pre-development habitat plan, this need including. • No post-development habitat plan has been provided. • There is reference to a BNG offset area which are not on the plans. This is required. • The supporting photographs clearly show vegetation is present on site more in accordance with grassland than weed growth. Further justification is required to confirm habitats of u 1c/u1b5 are present and baseline habitats not undervalued. • There is a holding objection until this information is received and clarified.
FURTHER INFORMATION REQUIRED:
• Updated pre-development habitat plan. • Post-development habitat plan. • Further justification of habitats present.
AMENDMENTS RECOMMENDED:
• N/A
RECOMMENDED CONDITIONS TO BE APPLIED:
• Badgers - The development hereby approved shall, during the construction, ensure excavations or trenches left overnight are covered or have an escape route such as a shallow gradient at one or both ends. Ensure excavations or trenches are inspected each morning and evening to ensure no badgers have become trapped. Any open pipework with a diameter of more than 120mm should be properly covered or capped at the end of the working day to prevent badgers from entering and becoming trapped. During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers. Litter, tools and potentially dangerous materials on site should be cleared at the end of the working day. Care should be taken that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight. • Bird and Bat Boxes - No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least two integrated bat boxes, four integrated swift boxes, the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.
RECOMMENDED INFORMATIVES TO BE APPLIED:
• N/A
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
• N/A
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
• 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.

