



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00206/OUT-R1
ADDRESS	Land Adjacent To Welton Lodge Hunts Lane Desford Leicestershire
DESCRIPTION OF DEVELOPMENT	Outline planning permission for a single self-build dwelling (All matters reserved except access)
PLANNING CASE OFFICER	Sullevan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	24/04/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	
Condition recommended	✓
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
• Preliminary Ecological Appraisal v2 (Arbtech, 2025)	
REASON FOR RECOMMENDATION PROVIDED:	
<ul style="list-style-type: none">We have reviewed 'Preliminary Ecological Appraisal v2' (Arbtech, 2025) and understand that Pond 1 has been filled in and no longer suitable for GCN. Therefore, eDNA is not required and a working method statement should be put in place.As per the recommendations in the report and in line with the NPPF Chp 15, para 187, part (d), a biodiversity enhancement scheme should be conditioned.	
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	
• N/A	
FURTHER INFORMATION REQUIRED:	
• N/A	
AMENDMENTS RECOMMENDED:	
• N/A	
RECOMMENDED CONDITIONS TO BE APPLIED:	

- In line with a GCN working method statement: All materials associated with the carrying out of the development hereby approved shall be stored off the ground (for example on pallets) throughout the course of the development, including prior to the commencement of development, and all spoil/waste materials shall be removed from the site at the end of each working day, or stored in a skip.
- A reptile working method statement will also be incorporated and include: All materials associated with carrying out the development within the site hereby approved which could act as reptile and amphibian hibernacula are removed, ideally by hand rather than machines, during the summer months to avoid any potential harm to reptiles and amphibians (for example rubble/log piles and soil heaps). All spoil/waste materials shall be removed from the site at the end of each working day or stored in a skip. A watching brief should be maintained during works for reptiles and amphibians, with works paused and an ecologist contacted should any reptile or newt be found during works.
- No development shall take place until a biodiversity enhancement plan has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one bat box, bird boxes with the makes/models 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.
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