

**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

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| <b>COUNTY, DISTRICT OR BOROUGH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Hinckley and Bosworth                                                                                                                       |
| <b>APPLICATION NUMBER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 25/01179/FUL                                                                                                                                |
| <b>ADDRESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Houghton House Sheepy Road Sibson Nuneaton<br>Leicestershire CV13 6LE                                                                       |
| <b>DESCRIPTION OF DEVELOPMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Conversion of existing dwelling into 2 dwellings,<br>demolition of outbuildings and construction of 3 new<br>dwellings and associated works |
| <b>PLANNING CASE OFFICER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Christopher Brown                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                             |
| <b>DEPARTMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Ecology                                                                                                                                     |
| <b>PLANNING ECOLOGY OFFICER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Alice Burgess ACIEEM                                                                                                                        |
| <b>DATE OF COMMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 06/05/2026                                                                                                                                  |
| <b>ECOLOGICAL DOCUMENTS REVIEWED:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                             |
| <ul style="list-style-type: none"> <li>• Preliminary Ecological Appraisal (PEA) (The BGN Guy, February 2026)</li> <li>• Proposed Landscaping Plan</li> <li>• BNG Small Sites Metric (S Latham, 09.03.26)</li> <li>• BNG Baseline Plan</li> <li>• BNG Proposed Plan</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                             |
| <b>SUMMARY RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                             |
| No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                             |
| No objection (for recommended conditions or informatives- see below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                             |
| Recommend Refusal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                             |
| Holding Objection - Further information required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓                                                                                                                                           |
| <b>REASON FOR RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                             |
| <ul style="list-style-type: none"> <li>• The Preliminary Ecological Appraisal (PEA) (The BGN Guy, February 2026) has been reviewed. The conclusions and recommendations are agreeable. <b>Protected species surveys and appropriate mitigation are required prior to determination of this planning application, to avoid harm or reduce potential harm. Therefore, bat surveys on the listed building (recommended within the PEA report) need to be carried out prior to determination.</b></li> <li>• The BNG Small Sites Metric (S Latham, 09.03.26) shows that a 10% gain has been achieved on site with the current designs. However, it does not appear that the metric has included trees to be created post-development, as shown on the landscaping plan. Please note that if the bat surveys confirm evidence of a roost, the small sites metric cannot be used, and the statutory metric will need to be submitted.</li> </ul> |                                                                                                                                             |

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| <ul style="list-style-type: none"> <li>Prior to commencement of works, a Biodiversity Gain Plan must be submitted, along with a Habitat Management and Monitoring Plan (HMMP) detailing how net gain will be achieved and secured and monitored for a period of 30 years.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>ANY RECOMMENDED CONDITIONS TO BE APPLIED:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"> <li>The development hereby approved shall be implemented in strict accordance with the measures stated in table 6 of the Preliminary Ecological Appraisal (PEA) (The BGN Guy, February 2026) unless otherwise agreed in writing by the Local Planning Authority.</li> </ul> <p>Pre-Commencement HMMP</p> <ul style="list-style-type: none"> <li>No development shall take place (including ground works or vegetation clearance) until a Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority.</li> <li>The approved HMMP shall be adhered to and implemented, unless otherwise agreed in writing by the Local Planning Authority.</li> </ul> |
| <b>ANY RECOMMENDED INFORMATIVES TO BE APPLIED:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>All new planting should be composed of native and locally appropriate species.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:</b><br>(Please confirm which condition(s) is/are being discharged)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| 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  |
| Pre-development Habitat Plan of existing onsite habitat (to scale)                                                               | Y  |
| Pre-development Habitat Value (on date of application or earlier)                                                                | Y  |
| Completed Metric Calculation Tool                                                                                                | Y  |
| Statement of Habitat Degradation where present (with dates and details)                                                          | NA |
| Reason for proposing an earlier date if applicable (ie. degradation)                                                             | NA |
| Description of Irreplaceable Habitat where present                                                                               | NA |
| <b>SMALL SITES METRIC ONLY:</b> "Competent person" information (ie. qualifications, skills, experience)                          | Y  |
| BNG METRIC INFORMATION missing or incorrect:                                                                                     |    |
| Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)              | N  |

| POST DEVELOPMENT PROPOSALS FOR BIODIVERSITY NET GAIN (BNG)                                                                                                                                                                |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION.<br>Post-development information is <b>indicative only</b> ; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage. |   |
| <b>ON-SITE SIGNIFICANT*</b> BNG is proposed<br>(If Y, please see later table)                                                                                                                                             | Y |
| <b>OFF-SITE APPLICANT-OWNED</b> BNG is proposed<br>(ie. Land shown on plan within the "blue line" boundary and inserted in "offsite" tab of statutory metric)                                                             | N |

**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 | N |
| Statutory biodiversity credits                                  | 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.

**POST DEVELOPMENT PROPOSALS:**

**\*TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED:** (using the current government definition<sup>1</sup>)

| SIGNIFICANCE AS DEFINED IN PPG                             | POST DEVELOPMENT HABITAT TYPE PROPOSED | NUMBER OF UNITS |
|------------------------------------------------------------|----------------------------------------|-----------------|
| Medium or High Distinctiveness                             | Individual trees                       | TBC             |
| Large number of units at Low Distinctiveness               | Native hedgerow                        | TBC             |
| Significant increase in Distinctiveness, Condition or Area |                                        |                 |

**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<br>Biodiversity Duty<br>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)<br>Section 41, habitats and species of Principal Importance (previously BAP)                              |
| Various International, European and National laws in relation to | International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include                  |

<sup>1</sup> <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements>

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| the protection of species and habitats | <p>SAC's and SPA's), SSSI's, National Nature Reserves, Local Wildlife Sites, Local Nature Reserves.</p> <p>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.</p> |
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