

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley & Bosworth Borough Council
APPLICATION NUMBER	25/00027/OUT
ADDRESS	Land East Of Bosworth Water Park Wellsborough Road Market Bosworth Leicestershire
DESCRIPTION OF DEVELOPMENT	Outline planning permission for a leisure and recreation development to include a family health and wellbeing spa, holiday lodges and a wedding and conference venue. (All matters reserved except for access)
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	
	Ecology
PLANNING ECOLOGY OFFICER	Kirsten Hunter
DATE OF COMMENTS	12 th February 2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
• Ecology - BIA Retention Habitat Plan; • Ecology - BIA Proposed Habitat Plan; • Ecology - BIA Baseline Habitat Plan; • Soft Landscape Proposals, Drg No. GL2223 08; • Site Location Plan, Drg No. GL2223 10; • Landscape Masterplan- Sitewide, Drg No. GL2223 MP 01A; • Development Proposal Plan, Drg No. GL2223 02B; • BNG Metric; and • Revised Site Proposal Plan, Drg No. GL2223 02C	
REASON FOR RECOMMENDATION PROVIDED:	
• A Preliminary Ecological Appraisal is requested for the proposed development in order to fully evaluate the impacts on protected and priority species, as well as impacts on local designated sites. This should be completed by a competent ecologist to CIEEM best practise guidance. If this document has been completed but not uploaded to the planning portal, please can it be made available for review.	

Any further surveys recommended as a result of the PEA should be carried out by a suitably competent (and licenced, if appropriate) ecologist and submitted prior to determination.	
PROTECTED SPECIES FURTHER INFORMATION REQUIRED:	
PEA and any further protected species surveys recommended as a result of the PEA.	
BIODIVERSITY NET GAIN (BNG)	
FURTHER INFORMATION IS REQUIRED REGARDING:	
Incomplete or incorrect cells in the statutory metric	
Incomplete or incorrect UK Hab or condition assessment information	
Final pre-development habitat value	
How post-development BNG land will be secured for 30 years	X
Description of irreplaceable habitat	
Description of degradation	
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	
- A full working version of the metric has been provided with project details infilled on the start page and appropriate cells completed with no errors present. - Habitat condition assessment information is provided with suitable notes within the metric. However, information on when the condition assessments were undertaken is sought. The date of metric completion is January 2025, suggesting suboptimal time for grassland surveys and, as such, key species may have been missed. - The metric suggests a net gain is achievable with the proposed landscape scheme. The landscape scheme follows the mitigation hierarchy through retaining as much medium distinctiveness habitat as possible and the planting scheme favours native species, which is favourable. The final landscape scheme should follow recommendations from the PEA once complete and updates to the BNG calculation may be required. - A baseline habitat map has been provided with pre-development habitat values clearly defined within the metric. - Indication of how post-development BNG land will be secured for 30 years should be provided.	
DATE PROVIDED ON STATUTORY METRIC ONCE REVIEWED AND AGREED (for decision notice purposes):	
ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
DISCHARGE OF CONDITIONS ONLY:	
(Please confirm which condition(s) is/are being discharged)	

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.