

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	26/00212/FUL	
ADDRESS	Land Adjacent To 12 Newquay Close Hinckley Leicestershire	
DESCRIPTION OF DEVELOPMENT	Erection of an agricultural storage shed	
PLANNING CASE OFFICER	Joseph Fleetwood HBBC	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Richard Kelly	
DATE OF COMMENTS	02 April 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Planning Application Form • Site Location Plan • Proposed Block Plan • Covering Letter • Planning Statement • Existing, Proposed Aerial Photos - Site Plans: Doc 03a, 03b • Action Plan for Small Site BNG • Statutory Small Sites BNG Metric R1 (January 2026)		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		
Recommend Refusal		
Holding Objection - Further information required		✓
REASON FOR RECOMMENDATION:		
• The application is for the construction of an agricultural shed on predominantly grassland. The application site is surrounded by mature hedgerows which connect out into the wider countryside providing suitable habitat for foraging and commuting wildlife. • No ecology survey has been submitted with the application and our records suggest there are protected species in the area such as badger, GCN and birds. • Therefore, an ecology survey will be required to determine any mitigation or licencing requirements in relation to the development. • There is a holding objection until an ecology survey is received.		

BNG Specific Comments

- An Existing, Proposed Aerial Photos - Site Plans: Doc 03a, 03b and Action Plan for Small Site BNG has been submitted which is welcomed however, a baseline habitat plan using UK Habitat Classification is required. The Habitat key and maps are required to correlate.
- BNG Metric Desktop Assessment - European Protected species on site has been answered 'No' confirmation of this will be required once an ecology survey has been completed.
- 1a. Baseline Habitats needs to include the building already in-situ present in Doc 03a.
- 1a. Baseline Habitats Ref 8 – is better suited to 'Artificial unvegetated, unsealed surface' based on photographs present in BNG Metric Supporting Information.
- 1b. Habitats to be created need to include all habitats to be created such as footprint of new building.
- 1.d Tree area calculator - 138 new trees are to be planted. Further clarification is required on their locations and species as they appear to be planted within the bramble, mixed and hawthorn scrub sections which cannot count towards their enhancement.
- 1a. Baseline habitats – hedgerows – all hedgerows within the redline boundary need to be included within the metric, including hedgerows to the west, south and east.
- 1b. Habitats to be created Ref 9 and 10 a Hawthorn hedge is proposed adjacent to the existing species-rich native hedgerow and within the mixed scrub. These are separate habitats and will require placing elsewhere.
- **There is a holding objection until this is completed.**

BNG Specific Comments

- **Currently, the 10% Biodiversity Net Gain is achievable on site with a +80.21% increase in Habitat Units and a +329.24% increase in Hedgerow Units.**
- This will need to be confirmed at the Biodiversity Gain Plan condition stage.
- If the 10% is achieved on applicant owned land, then the below will be required, in addition to securing the gains for 30 years.
- A Habitat Management and Monitoring Plan (HMMP) Plan will need to be secured by condition. **Please see recommended Conditions.**

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- HMMP - The development shall not commence until a 30 year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:
 - a) Description and evaluation of the features to be managed;
 - b) Ecological trends and constraints on site that may influence management;
 - c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
 - d) Description of the management operations necessary to achieving aims and objectives;
 - e) Preparation of a works schedule, including annual works schedule;
 - f) Details and a timetable of the monitoring needed to measure the effectiveness of management;
 - g) Details of the persons responsible for the implementation and monitoring;
 - h) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and
 - i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain
- (To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990)

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)	N
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)	N/A
Reason for proposing an earlier date if applicable (ie. degradation)	N/A
Description of Irreplaceable Habitat where present	N/A
SMALL SITES METRIC ONLY: "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)	Y

POST DEVELOPMENT PROPOSALS FOR BIODIVERSITY NET GAIN (BNG)	
PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION. Post-development information is indicative only ; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage.	
ON-SITE SIGNIFICANT* BNG is proposed (If Y, please see later table)	Y
OFF-SITE APPLICANT-OWNED BNG is proposed (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 <u>SIGNIFICANT ON-SITE</u> HABITAT PROPOSED: (using the current government definition ¹)		
SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness	Mixed scrub	0.0529
Large number of units at Low Distinctiveness	Native Hedgerow	0.2465
	Native Hedgerow	0.2935
Significant increase in Distinctiveness, Condition or Area	Other neutral grassland	2.9635
	Other neutral grassland	1.6835
	Mixed scrub	0.0605
	Mixed scrub	0.3965
	Mixed scrub	0.4452

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 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.

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

