

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00523/FUL
ADDRESS	Wiggs Farm Wood Road Nailstone Coalville Leicestershire
DESCRIPTION OF DEVELOPMENT	The erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping
PLANNING CASE OFFICER	Matt Jedruch
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Michael McCoy
DATE OF COMMENTS	26/06/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
• Appendix 11.1: HLPC Biodiversity Baseline Report (Harris Lamb Property Consultancy, 2025) • Habitat Map (Envance, 2025) • Appendix 11.4 Ecology Site Photographs • Appendix 11.2 - Biodiversity Net Gain Metric (Envance, 2025) • Appendix 11.5: Great Crested Newt Survey Report 2025 (Envance, 2025) • Appendix 8.9: Ecological Receptor Locations	
REASON FOR RECOMMENDATION PROVIDED:	
• We have reviewed the above application along with 'Figure 4.2 - Proposed Block Plan Drg No. 4092 – 02 – Rev E' (bhb architects, 2025). • There is confusion over the baseline habitat as two different ecological consultants have provided different baselines.	

• There is a lack of information regarding the on-site woodland to the west. Harris Lamb Property Consultancy (HLPC) assessed it as all 'other broad-leaved woodland' (medium distinctiveness) while Envance determined that part of the woodland was 'lowland mixed deciduous woodland' (high distinctiveness). Further information and photos are required to justify the classification of the baseline habitat, with particular focus on both woodlands within the red line boundary. • Mixed scrub is not in HLPC survey report. • 'Appendix 11.4 Ecology Site Photographs' provides no location for where the photos were taken, particularly in the woodland areas. • The 'Appendix 1.3 EIA Screening and Scoping Opinion Request' (Envance, February 2025) states that trees to be felled were assessed for roost potential, however, this information was not included in the biodiversity baseline report. Therefore, we would like to ask for this information to please be forwarded to the LPA for review. • The 'Appendix 1.3 EIA Screening and Scoping Opinion Request' (Envance, February 2025) states that biodiversity needs to be scoped into EIA, we therefore request to see the completed EIA along with mitigation measurements proposed. • Further information is requested on the 'ecological receptor' site, is this being used for off-site habitat creation relating to BNG?
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:
• Habitats = -23.34BU (-64.64%) • Hedgerows = +1.64BU (+16.96%) • No habitat degradation • The metric provided was the Biodiversity Metric 4.0. Only the statutory Biodiversity metric should be used and submitted. • There is confusion over which is the agreed baseline habitat on-site. Clarity should be provided on the correct habitat map with further information and photos required. • Based on current BNG metric, 26.95BU is required to achieve 10%. • It would be helpful if retained habitat (if any) are recorded in the baseline metric as well as any on-site enhancements.
FURTHER INFORMATION REQUIRED:
• BNG metric using the statutory BNG version • Clarity on baseline habitat with further survey information (e.g. species present in woodlands) and photographs • The full Environmental Impact Assessment (EIA) report with information on mitigation for protected species. • Further information on ecological receptor site – is this land owned by applicant? Is there an agreement arranged? Is this part of the off-site enhancements to help with BNG?
AMENDMENTS RECOMMENDED:
• It is recommended that as much of on-site habitat can be retained as possible.
RECOMMENDED CONDITIONS TO BE APPLIED:
• N/A
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.

