

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00504/FUL
ADDRESS	Paddock View Twycross Road Sheepy Magna Atherstone Leicestershire CV9 3RT
DESCRIPTION OF DEVELOPMENT	Single storey side extension, addition of front porch and change of use of agricultural land to C3 domestic garden land
PLANNING CASE OFFICER	Sullivan Archer
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Karley Khan
DATE OF COMMENTS	16 July 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Biodiversity Net Gain Report (prepared by Oak Ecology, dated 19/05/2026) • BNG Metric (dated 19/05/2026)	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
We have reviewed the above ecology documents as well as the Proposed Elevations (ref: 1803P 04), Existing Plans (ref: 1803P 01A), Design and Access Statement (prepared by Simon Cheshire Planning, dated June 2026) and Application Form. We require some additional information/clarification in order to assess the likely impact of the development on ecology and biodiversity. Details of further information required in order to determine this application are detailed below: <i>Protected Species;</i> • The BNG report makes brief mention of the building in relation to bats and birds in Section 3.3.1, however no further information or context is provided. As bats are mentioned it seems a Preliminary Roost Assessment (PRA) has been undertaken, such that we require confirmation as to whether a PRA has been undertaken by a suitably experienced ecologist, and if so, the details of the survey, methodology, mitigation measures for the building works, suitable compensation and enhancements and the surveyors Natural England licence number.	

- We also request further information on other protected and Priority Species that could be affected by the works.
- This information would allow the planning application to be assessed in accordance with the requirements of the NPPF and ODPM Circular.

Habitat Survey;

- Information relating to habitats recorded within the on-site and off-site areas, however a species list has not been provided to support the BNG assessment and is requested.
- The habitat baseline also records some areas as cereal crops. However, the photos provided appear to show the site as vegetated garden. We request clarification for classifying the baseline habitat as cereal crop.

BNG;

- Some of the values included within the BNG report do not seem to align with the BNG Metric, such that these should be revised.
- The BNG report does not include statements relating to degradation and irreplaceable habitats, such that this information is required.
- The condition assessment for the existing hedgerow has not been provided and is requested.
- The BNG plans do not have a scale bar or cardinal direction which is required.
- The post-development plans and Metric show the existing hedgerow retained and native hedgerow creation on-site. In accordance with the BNG User Guidance, features which are recorded within a private garden at baseline may be recorded as retained, however, post-development habitats can only be recorded as either 'vegetated garden' or 'unvegetated garden'. Therefore, the existing hedgerow can be retained as is, but the proposed hedgerow should be included within the off-site area to allow this to be legally secured. Requirement to revise the proposed habitat calculations at Biodiversity Gain Plan stage.
- The application currently demonstrates a 10% net gain through applicant owned off-site BNG. Subject to the changes as detailed above, this will need to be legally secured and monitored for 30 years. Therefore, 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 for a period of 30 years, completed Statutory Biodiversity Metric in excel format, relevant condition assessments, pre and post-development plans and BNG report.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

Please note, this is not an exhaustive list and additional conditions may be recommended depending on the results of the further ecological assessment.

- BNG - 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 for a period of 30 years.
- Pre-Commencement HMMP - 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.
The approved HMMP shall be adhered to and implemented, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
TBC
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
N/A

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)	TBC
Completed Metric Calculation Tool	Y
Statement of Habitat Degradation where present (with dates and details)	N
Reason for proposing an earlier date if applicable (ie. degradation)	TBC
Description of Irreplaceable Habitat where present	N
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	N/A
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. 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)	N
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)	Y
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	TBC
Statutory biodiversity credits	TBC

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 definition¹)

SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness		
Large number of units at Low Distinctiveness		
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 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>

