

Our reference 0541/LT

Date 02/09/2025

Matt Jedruch (Case Officer)
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

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

Topic Addendum Ecology Data

Dear Mr Jedruch

Following submission of the Environmental Statement with the above planning application, this letter sets out additional ecology information requested by Leicestershire County Council planning ecology officer Michael McCoy on 15 August 2025.

LPA Comments	Response
Baseline habitat map needs to label the 'artificial unvegetated, unsealed surface' to match the BNG metric	See amended Figure 11.1 Baseline Habitat Map appended to this letter
In the hedgerow section of the condition assessment sheet, all hedgerows fail both attributes of core group C – therefore all hedgerows should be classified as 'poor', however, in order to ensure that the baseline is not being undervalued, further photos of the hedgerows are required. – including H1. BNG metric will need to be updated. If there is a mistake in the condition assessment sheets instead, then this needs to be rectified and re-sent.	See amended conditions sheets Appendix 11.2 Baseline Condition Tables V2 August 2025 and amended metric
Prior to determination, further information is needed on the mitigation measures to be	Additional information provided in Appendix 11.7.

LPA Comments	Response
<p>implemented for skylark such as the location of the off-site skylark plots.</p>	<p>The Environmental Statement (Volume 1 Chapter 11 Paragraphs 11.6.22 – 11.6.26) recommend skylark compensation to include:</p> <ul style="list-style-type: none"> • A minimum of 2no. Skylark plots per hectare (~20 m2 per plot) in fields larger than five hectares (ha). <p>An area of land within the Applicant's control was identified within the ES as a suitable mitigation site for creation of two skylark plots (NGR: SK943432 08448) for a minimum of 10 years. The mitigation site is located c. 760 m to the South of the Application Site. The location is set within a field larger than 5 ha (see Appendix 11.7 attached to this letter)</p> <p>Figure 1 in Appendix 11.7 shows the land in control of the Applicant which has been identified for skylark mitigation, although it is anticipated that the final location and mitigation details will be agreed via a planning condition through a Skylark Mitigation Plan.</p> <p>The mitigation area is currently under cereal cultivation and an initial scoping survey walkover in April 2025 did not record any existing skylark nesting activity within this area.</p> <p>The Skylark Mitigation Plan will set out the location of 2no. Skylark plots within the in control of the Applicant and a 10-year management plan for the creation and maintenance of skylark habitat to be agreed with the LPA.</p>
<p>The statutory BNG metric shows there is a net loss in habitat units, these will need to be compensated for, either by creating/enhancing off-site habitat or by purchasing habitat bank/credits.</p>	<p>Agreed this will be determined through the Biodiversity Gain Condition</p>
<p>Once a suitable offsite scheme has been decided, indication of who is responsible for ensuing delivery of BNG habitats/ongoing monitoring and enforcement should be stated including ownership of the BNG offset land, and a Habitat Management and Monitoring Plan (HMMP) and Biodiversity Plan should be conditioned.</p>	<p>The Applicant has been entering into discussions with two habitat banks and evidence of these options is provided as a separate confidential appendix (Appendix 11.8). Current discussions are being held with the LPA in relation to aspirations of a Biodiversity Gain Site at Burbage Common.</p> <p>The final offsite will be set out in the Habitat Management and Monitoring Plan (HMMP) and</p>

LPA Comments	Response
	Biodiversity Plan as required under the Biodiversity Gain Condition attached to consent.

I trust this meets with your approval. Please contact me if you need any further information.

Yours sincerely

Dr Holly Smith, Director
Envance
Email: holly.smith@envanceuk.com

Attachments:

- Figure 11.1 Baseline Habitat Map - V2 August 2025
- Appendix 11.2 Baseline Condition Tables V2 August 2025
- Appendix 11.2 - SBM Draft for planning submission v2 (dated 2nd September 2025)
- Appendix 11.7 Skylark Mitigation
- Appendix 11.8 Information on potential offsetting providers