

**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>COUNTY, DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council
<b>APPLICATION NUMBER</b>	25/00537/REM
<b>ADDRESS</b>	Land North Of A47 Normandy Way And East Of Stoke Road Hinckley Leicestershire
<b>DESCRIPTION OF DEVELOPMENT</b>	Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/00318/OUT for construction of 475 dwellings and associated infrastructure and landscaping works.
<b>PLANNING CASE OFFICER</b>	Matt Jedruch
<b>DEPARTMENT</b>	Ecology
<b>PLANNING ECOLOGY OFFICER</b>	Sue Hooton
<b>DATE OF COMMENTS</b>	17 October 2025
<b>ECOLOGICAL DOCUMENTS REVIEWED:</b>	
<ul style="list-style-type: none"> <li>• Decision notice 22/00318/OUT allowed at appeal APP/K2420/W/23/3323113</li> <li>• Illustrative Landscape Masterplan Rev B (Pegasus Group, September 2025)</li> <li>• Landscape Management Plan P24-1360 G001V1_A (Pegasus Group, September 2025)</li> <li>• Landscape Management Areas Plan Drg No P24-1360_EN_0003_S1_REV A (Pegasus Group, September 2025)</li> <li>• Boundary Treatments Plan Rev A (Pegasus Group, April 2025)</li> <li>• S106 agreement signed dated 30 November 2023</li> </ul>	
<b>SUMMARY RECOMMENDATION:</b>	
No comment	<input type="checkbox"/>
No objection (for recommended conditions or informatives- see below)	<input type="checkbox"/>
Recommend Refusal	<input type="checkbox"/>
Holding Objection - Further information required	<input checked="" type="checkbox"/>
<b>REASON FOR RECOMMENDATION:</b>	
<ul style="list-style-type: none"> <li>• We have reviewed the recently submitted documents for this reserved matters application in addition to those previously reviewed including the decision notice for 22/00318/OUT allowed at appeal and the signed legal agreement.</li> <li>• We are still not satisfied that there is sufficient information available to ensure that Conditions 24 (ecological mitigation, compensation and enhancement) and 25 (<i>non mandatory</i> Biodiversity Net Gain) and no reassurance is available that these conditions can be delivered within the layout of the development.</li> </ul>	

<ul style="list-style-type: none"> <li>• We highlight that Condition 24 requires an ecological mitigation, compensation and enhancement strategy to include details of how measurable BNG will be achieved. Any mitigation, compensation or enhancement measures need to be clearly shown on all relevant submitted plans/elevations. It also specifically requires a mitigation plan to be produced to indicate how specific enhancements for barn owls nesting on site will be achieved. This information is not available in the documents reviewed.</li> <li>• We note that Condition 25 requires 25% BNG in area habitat value to be delivered which in turn will need appropriate long-term management under the ecological mitigation compensation and enhancement strategy. We request confirmation that the layout will not conflict with discharge of these ecological conditions and the post consent BNG habitat plan delivers the BNG promised at outline application stage.</li> <li>• We still look forward to working with the LPA and the applicant to and that additional information required to support this REM application and overcome our holding objection.</li> </ul>	
<b>ANY RECOMMENDED CONDITIONS TO BE APPLIED:</b>	
•	
<b>ANY RECOMMENDED INFORMATIVES TO BE APPLIED:</b>	
•	
<b>IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:</b> (Please confirm which condition(s) is/are being discharged)	
•	
<b>BIODIVERSITY NET GAIN (BNG) SECTION</b>	
<b>HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):</b>	
Confirmation that development is subject to statutory biodiversity gain condition	Choose an item.
Pre-development Habitat Plan of existing onsite habitat (to scale)	Choose an item.
Pre-development Habitat Value (on date of application or earlier)	Choose an item.
Completed Metric Calculation Tool	Choose an item.
Statement of Habitat Degradation where present (with dates and details)	Choose an item.
Reason for proposing an earlier date if applicable (ie. degradation)	Choose an item.
Description of Irreplaceable Habitat where present	Choose an item.
<b>SMALL SITES METRIC ONLY:</b> "Competent person" information (ie. qualifications, skills, experience)	Choose an item.
<b>BNG METRIC INFORMATION missing or incorrect:</b>	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Choose an item.
<b>ON-SITE AND OFF-SITE PROPOSALS PRESENT:</b> <b>These should be secured and monitored for 30 years</b>	
Applicant-owned <u>significant onsite</u> BNG is proposed	Choose an item.

<b>Off-site BNG is proposed</b> (eg. BNG units provided to achieve 10% BNG uplift either on applicant-owned land, purchased units or statutory credits) <b>PLEASE NOTE:</b> this is <b>indicative only</b> , confirmed at Biodiversity Gain Plan condition stage	Choose an item.
<b>TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED:</b> (using the current government definition <sup>1</sup> )	
Medium or High Distinctiveness	Choose an item.
Large number of units at Low Distinctiveness	Choose an item.
Significant increase in Distinctiveness, Condition or Area	Choose an item.

**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.

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

