

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	26/00315/FUL	
ADDRESS	Full application for alterations to the previously approved scheme (23/01048/FUL) for the change of use and extension of an agricultural building to a self build residential dwelling (class C3 use)	
DESCRIPTION OF DEVELOPMENT	Land Off Hall Lane Hall Lane Odstone Leicestershire	
PLANNING CASE OFFICER	Joseph Fleetwood HBBC	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Richard Kelly	
DATE OF COMMENTS	01 May 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Application Form • Location Plan • Existing and Proposed Site Plan • Planning Statement		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		
Recommend Refusal		
Holding Objection - Further information required		✓
REASON FOR RECOMMENDATION:		
• The proposal is for the change of use and extension of an agricultural building to a residential dwelling. • The application site is situated in a rural setting adjacent to a pocket of woodland surrounded by agricultural fields connected by hedgerows and ditches. • The proposal will include altering the existing building including the roof space and external habitats to provide living accommodation and amenity space. • A previous application was made where photographs of the existing building were supplied however, more than 2 years have passed, and habitats could have become more		

favourable to protected species. Therefore, a walkover survey of the application site will be required. Specifically taking note of bat, birds and badgers and any mitigation or licencing requirements needed.

- **There is a holding objection until an ecology survey is supplied.**
- The ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.

Biodiversity Enhancements

- The Planning Statement refers to a similar landscaping scheme as proposed from the previous application which included the planting of 180 metres of hedgerow. This is welcomed. It is also recommended a series of bird boxes are installed to provide additional roosting habitat for birds specifically, house martins and swallows. Once the results of the walkover survey has been submitted, further recommendations can be provided along with a suitably worded condition.

BNG Specific

- Mandatory BNG does not apply as the application is a 'self-build and custom build development'.

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.
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