



CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00666/FUL
ADDRESS	Odstone Hall Hall Lane Odstone Nuneaton Leicestershire
DESCRIPTION OF DEVELOPMENT	Single-storey family activities barn (including a kitchen, gym, and relaxation area) and a separate pool house.
PLANNING CASE OFFICER	Sophie Iliffe
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	19 December 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
<ul style="list-style-type: none"> • Application Form • Location Plan • Parking Provisions • Pool Concept Layout Plan: GA-1 • Design and Access Statement • Existing Site Elevations • Proposed Floor Plan • Existing and Demolition Floor Plan: 4135-04 • Proposed Block Plan • Existing Block Plan • Small Sites Metric (BHB Architects, June 2025) • Preliminary Ecological Appraisal and Roost Assessment (Arbtech, November 2025) 	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
<p>There has been a review of applicant submitted information and Leicestershire County Council Ecology advice (19/09/2025) with updated comments below. There are still outstanding objections in relation to BNG as detailed in the BNG section.</p>	

- A Preliminary Ecological Appraisal and Roost Assessment by Arbtech completed in November 2025 has been submitted with the application which is accepted and outlined below.
- **Bats** – B5 was assessed for its bat roost potential due to its demolition. The structure is in good condition with no suitable roosting opportunities therefore classed as ‘negligible’ potential and no further surveys are required.
- **Trees** – 51 scattered trees are present across the site, however these are not to be impacted on during the works and were not subject to further assessment.
- **Birds** – No evidence of nesting birds were observed during the survey. The trees and hedgerow do provide nesting habitat, and any vegetation clearance should take place outside the bird nesting season. **Please see recommended Informatives.**
- **Amphibians and Reptiles** – Habitats on site are considered of limited value to amphibians and reptiles however, it is recommended with the removal of habitat a series of precautionary working methods outlined within the ecology report should be followed. **Please see recommended Conditions.**
- **Badger and Hedgehog** – No evidence of badger or hedgehog was observed during the survey, but the site does offer suitable habitat for sett building in addition to suitable habitat adjacent. It is recommended a series of Reasonable Avoidance Measures (RAMs) are adopted to ensure badger and hedgehog do not become trapped during construction. **Please see Recommended Conditions.**
- **INNS** – *Rhododendron sp* were observed on site. This species is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) as plants that may not be planted or otherwise caused to grow in the wild. If removal of this plant is required, it is important to note that Schedule 9 invasive plants are classified as controlled waste and should be handled and disposed of accordingly at a licenced waste facility. **Please see recommended Informatives.**
- **Biodiversity enhancements** – The ecology report is recommending a series of enhancements which include 1 bat box, two bird boxes and a hedgehog house be incorporated into the site. This is welcomed and accepted. Please see recommended Conditions. **Please see recommended Conditions.**

BNG Specific

- No pre-development baseline habitat map has been provided.
- Metric - Desktop Assessment requires completing.
- Metric – Supporting Information requires completing.
- Metric – Area Habitats, area created exceeds areas lost, these areas must equal. All baseline habitats need including such as buildings, sealed surfaces, trees to be lost and retained.
- Baseline habitats appear to be vegetated garden and should be recorded as such in the baseline.
- **There is a holding objection until this is received and updated.**

ANY RECOMMENDED CONDITIONS TO BE APPLIED:	
<ul style="list-style-type: none"> • Adherence to Report Recommendations – The development hereby approved shall be implemented in strict accordance with the measures stated in the Reptile, Amphibian, Badger and Hedgehog sections 5 of the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, November 2025). • Landscape Enhancement Plan - No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one woodcrete/integrated bat box, two woodcrete/integrated bird boxes, and one hedgehog house, the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme. 	
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:	
<ul style="list-style-type: none"> • Nesting Birds - Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration or vegetation clearance should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person. • Invasive non-native species – <i>Rhododendron sp</i> is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) as plants that may not be planted or otherwise caused to grow in the wild. If it is necessary for (<i>Rhododendron sp</i>) to be removed, it is important to note that Schedule 9 invasive plants are classified as controlled waste and should be handled and disposed of accordingly at a licenced waste facility. 	

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)	Y
Pre-development Habitat Value (on date of application or earlier)	N
Completed Metric Calculation Tool	N
Statement of Habitat Degradation where present (with dates and details)	N/A
Reason for proposing an earlier date if applicable (ie. degradation)	N/A
Description of Irreplaceable Habitat where present	N/A
<u>SMALL SITES METRIC ONLY:</u> “Competent person” information (ie. qualifications, skills, experience)	Y
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y

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)	TBC
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)	TBC
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 <u>SIGNIFICANT ON-SITE</u> HABITAT PROPOSED: (using the current government definition ¹)		
SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness		TBC
Large number of units at Low Distinctiveness		TBC
Significant increase in Distinctiveness, Condition or Area		TBC

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

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

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.

