



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 September 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
<ul style="list-style-type: none">Application FormLocation PlanParking ProvisionsPool Concept Layout Plan: GA-1Design and Access StatementExisting Site ElevationsProposed Floor PlanExisting and Demolition Floor Plan: 4135-04Proposed Block PlanExisting Block PlanSmall Sites Metric (BHB Architects, June 2025)	
SUMMARY RECOMMENDATION:	
<input type="checkbox"/> No comment	
<input type="checkbox"/> No objection (for recommended conditions or informatives- see below)	
<input type="checkbox"/> Recommend Refusal	
<input checked="" type="checkbox"/> Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
<ul style="list-style-type: none">The application site is situated in a rural setting surrounded by trees, hedgerows and farmland which connect out to the wider countryside consisting of pockets of woodland, ponds and streams. This provides suitable habitat for a range of foraging and commuting wildlife.The proposal is for the construction of a single-storey activities barn and separate pool house with associated landscaping.	

- It is noted from drawing: Existing and Demolition Floor Plan (4135-04) the existing pool house is to be demolished, and a proportion of the decorative planting is to be removed along with lifting existing grassed areas.
- The proposed works have the potential to impact on bats, birds and other protected species.
- Bats are particularly associated with the roof structures of buildings including gables, eaves, soffits and flashing, but may also be present in crevices such as stone, brickwork or cavity walls providing potential access and suitability for roosting bats.
- Therefore, considering the nature of the works and suitability of the surrounding habitat a Preliminary Roost Assessment (PRA) is required to assess the conditions of the building to be demolished and walkover of the surrounding area to establish presence of protected species.
- **There is a holding objection until this is supplied.**
- **Prior to determination** 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.

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:

- N/A

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- N/A

IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:

(Please confirm which condition(s) is/are being discharged)

- N/A

BIODIVERSITY NET GAIN (BNG) SECTION

HAVE MINIMUM NATIONAL INFORMATION REQUIREMENTS BEEN PROVIDED (PPG paragraph 11):

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)	Y
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
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	N
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y
ON-SITE AND OFF-SITE PROPOSALS PRESENT: These should be secured and monitored for 30 years	
Applicant-owned significant onsite BNG is proposed	TBC
Off-site BNG is proposed (eg. BNG units provided to achieve 10% BNG uplift either on applicant-owned land, purchased units or statutory credits) PLEASE NOTE: this is indicative only , confirmed at Biodiversity Gain Plan condition stage	TBC
TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED: (using the current government definition ¹)	
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
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)

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

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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