



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	08 June 2026	
ECOLOGICAL DOCUMENTS REVIEWED:		
• Application Form • Location Plan • Existing and Proposed Site Plan • Planning Statement • Preliminary Ecological Appraisal (Wildlife Consultants Ltd, May 2026)		
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. • A Preliminary Ecological Appraisal and Potential Roost Assessment has been undertaken by Wildlife Consultants Ltd in May 2026 which is accepted and outlined below. • The barn offered 'negligible' potential for roosting bats, and no evidence of nesting birds were observed. The site has also been assessed for other protected species and confirmed as low ecological value.		

- This is further supported by site photographs therefore; no further surveys are required.

Birds

- The tractor shed was found to have bird nesting potential and if its removal is required this should be undertaken outside the bird nesting season. **Please see recommended Informatives.**
- Lighting Artificial lighting may lead to an increase in disturbance to bat foraging and commuting routes therefore, it is recommended a low impact lighting strategy will be adopted for the site. A detailed lighting scheme is recommended to be approved by a licensed bat ecologist following best practice guidelines outlined in Bats and Artificial Lighting at Night (ILP, 2023).

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, 2 x house martin nest cups and 2 x swallow nest cups. **Please see recommended Conditions.**

BNG Specific

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

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- **Landscape Enhancement Plan** - No development shall take place until a biodiversity enhancement plan has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least two woodcrete/integrated house martin nest cups and two swallow nest cups and two bee bricks with the makes/models and their locations. The biodiversity enhancement scheme shall include planting of hedgerows and trees of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database. Hedgerow mixes should include: 80% hawthorn (*Crataegus monogyna*), plus any one or more of the following: field maple (*Acer campestre*), dogwood (*Cornus sanguinea*), dog rose (*Rosa canina*) and holly (*Ilex aquifolium*). 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:

- **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.

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.

