

GREENLINE ECOLOGY

Environmental & Biodiversity Consultancy

Date: 11 May 2026

Joe Fleetwood

Development Management

Hinckley & Bosworth Borough Council

Application Ref: 26/00196/FUL

The Limes, Wood Road, Nailstone

Ecology & Biodiversity Clarification Response

Dear Joe,

Please find enclosed additional ecological and Biodiversity Net Gain (BNG) clarification information submitted in response to the consultation comments received from Leicestershire County Council Ecology in relation to application 26/00196/FUL.

The enclosed information includes:

- Ecology Clarification & Validation Note;
- Existing access track plan and photographic evidence;
- Preliminary Ecological Appraisal (PEA) dated 7 November 2023;
- PEA Validity Check Addendum dated 6 November 2025;
- Greenline BNG Assessment.

For completeness, it is noted that the Greenline BNG Assessment had already been uploaded and referenced within the submitted application documentation. However, following a subsequent review of the public portal, it appears that the Preliminary Ecological Appraisal (PEA), PEA Validity Check Addendum, and supporting planning statement were not fully visible within the application documents available during the initial consultation process. These documents are therefore enclosed again for ease of reference, clarification, and to ensure the complete ecological evidence base is available during the consultation review process.

The ecological information confirms that:

- the application site forms part of the long-established residential curtilage associated with The Limes;
- the original ecological survey work and subsequent walkover assessment covered the wider residential holding within which the application site is situated;
- the ecological baseline remains unchanged and valid;
- no habitat degradation relevant to Biodiversity Net Gain assessment has taken place;
- no protected species constraints were identified;
- negligible bat roost potential was identified within the outbuildings assessed;
- and no measurable habitat loss is proposed.

The proposal relates to the reuse and conversion of an existing outbuilding within an established residential garden curtilage and does not involve:

- removal of trees;
- removal of hedgerows;
- creation of new access routes;
- significant new hardstanding;
- or measurable habitat loss.

The existing internal access arrangements referenced within the application are already physically established on site and form part of the longstanding lawful residential garden use of the property.

It is therefore maintained that the proposal remains appropriately assessed under the low-impact / de minimis Biodiversity Net Gain route and that a statutory biodiversity metric is not required.

It is respectfully requested that the enclosed clarification information be reviewed and the current ecology holding objection reconsidered accordingly.

Should any further clarification be required, please do not hesitate to contact me.

Kind regards,

Angela McCarthy-Young

Prepared with assistance from:

Greenline Ecology (GLE)

Environmental & Biodiversity Consultancy