

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00347/FUL
ADDRESS	The White Swan 47 High Street Stoke Golding Nuneaton Leicestershire
DESCRIPTION OF DEVELOPMENT	Extension to existing public house, change of use of existing garden land to glamping use and associated works
PLANNING CASE OFFICER	Ashleigh Gade
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	30 September 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
<ul style="list-style-type: none"> • Preliminary Ecological Appraisal (Brown & Co, March 2025) • Ecology Note (Brown & Co, May 2025) • Biodiversity Net Gain Assessment (Brown & Co, June 2025) • BNG Metric (June 2025) • Site Plan as Proposed Detail, Drg No.24.079.DK0002 PP 	
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 application submitted information (NLMS) and Leicestershire County Council Ecology advice (3/04/2025; 07/07/2025) with updated comments below.</p> <ul style="list-style-type: none"> • An Ecological Appraisal completed by Brown & Co in March 2025 has been submitted with the application which is accepted and key points outlined below. • Badger – no active signs were noted on site, however there are active setts in the area and badger commuting/foraging could be impacted on during the works. • The site also has suitable habitats for commuting and foraging reptiles and hedgehogs for the wider area which could be impacted on during the development. 	

- A Non-licensed Method Statement (NLMS) is proposed for great crested newts, badger and reptiles to reduce the risk of harm to these species during construction. This is accepted. **Please see recommended Conditions.**
- **GCN** – the closest pond is c90m from the site, there is potential habitat to support GCN and there is direct connectivity between the pond and site. However, further consultation with the senior ecologist has confirmed the pond is of very poor condition and A Non-licensed Method Statement (NLMS) is most appropriate in this instance. This is accepted. **Please see recommended Conditions.**
- **Bats** – no trees on site had potential for roosting bats and buildings (B1-B4) had negligible potential for roosting bats therefore, no further surveys required.
- **Birds** – the trees on site offer the potential for nesting birds. Any vegetation clearance should be undertaken outside of the bird nesting season which runs from March to August inclusive. **Please see recommended Informatives.**
- **Biodiversity Enhancements** – Logpiles, BioCube, Schwegler Swift Box No 17 - South East Facing, Starling Nest Box - East to Southeast Facing, Barn Owl Nest Box - East Facing, 1FW Schwegler Bat Hibernation Box - North Facing, Green and Blue Bat Box - East Facing and Green and Blue Bee Bricks - South Facing are all proposed on drawing: Site Plan As Proposed - BNG Drg No.24.079.DK0011 P1. This is welcomed and accepted as part of the planning application and should be included within a Landscape and Ecology Management Plan. Please see recommended Conditions.

BNG Specific

- It must be noted that the survey took place outside of the optimum survey period and certain floral species may not have been present.
- Condition assessments have been completed and submitted.
- **Statutory Biodiversity Net Gain is achievable on site with +24.97.% in Habitat Units and +11.01% in Hedgerow units.**
- The significant on-site enhancement will need to be secured for a period of 30 years.
- A Habitat Management and Monitoring Plan (HMMP) and biodiversity net gain will need to be secured by condition. **Please see recommended Conditions.**
- Clarification and updates have been received regarding the proposed bell tents, dining pods and pub garden with corresponding maps and BNG metric updated. This is accepted and there are no further objections.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- **Non-licensed Method Statement** – Prior to commencement a Non-Licensed Method Statement (NLMS) for Great Crested Newts, badger and reptiles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with the approved NLMS.
- **LEMP** – No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:
 - description and evaluation of the features to be created/enhanced
 - aims and objectives of management
 - appropriate management options for achieving aims and objectives

<ul style="list-style-type: none"> • prescriptions for management actions • work schedule • species/seed mixes to be planted/sown • ongoing monitoring and remedial measures • The approved plan will be implemented in accordance with the approved details. 	
<ul style="list-style-type: none"> • HMMP - The development shall not commence until a 30 year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following: <ul style="list-style-type: none"> a) Description and evaluation of the features to be managed; b) Ecological trends and constraints on site that may influence management; c) Aims, objectives and targets for management - links with local and national species and habitat action plans; d) Description of the management operations necessary to achieving aims and objectives; e) Preparation of a works schedule, including annual works schedule; f) Details and a timetable of the monitoring needed to measure the effectiveness of management; g) Details of the persons responsible for the implementation and monitoring; h) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain 	
<ul style="list-style-type: none"> • • (To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990) 	
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. 	
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:	
(Please confirm which condition(s) is/are being discharged)	
<ul style="list-style-type: none"> • 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)	Y
Pre-development Habitat Value (on date of application or earlier)	Y
Completed Metric Calculation Tool	Y
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/A
BNG METRIC INFORMATION missing or incorrect:	

Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	N
ON-SITE AND OFF-SITE PROPOSALS PRESENT: These should be secured and monitored for 30 years	
Applicant-owned <u>significant onsite</u> BNG is proposed	Y
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	N
TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED: (using the current government definition ¹)	
Medium or High Distinctiveness	Y
Large number of units at Low Distinctiveness	Y
Significant increase in Distinctiveness, Condition or Area	Y

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

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

	amended including special Schedule 1), Natural England Standing Advice. Badger Act.
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