
From: Martin Ladd <martinladd21@gmail.com>
Sent: 12 August 2025 16:23
To: andrew goodwin bng
Cc: Matt Jedruch
Subject: Re: Inglenook Farm Leicester Road Barwell Leicester Leicestershire LE9 8BD

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On 6 Aug 2025, at 09:51, andrew goodwin bng <andrewgoodwinbng@gmail.com> wrote:

Degradation Statement – Biodiversity Net Gain (BNG) Preliminary Ecological Report

Following a detailed review of the site and historical aerial imagery, it has come to light that the lower section of the horse ménage was constructed without the benefit of planning permission and lies beneath the authorised, upper ménage structure. This lower area was not included in any approved planning documentation and is therefore deemed to have been unlawfully developed.

Analysis of historical imagery from Google Earth and other verifiable sources indicates that, during the statutory BNG baseline period — defined under the Environment Act 2021 and related BNG metric guidance as five years prior to the relevant planning application — this lower area functioned solely as horse paddocks with no hardstanding or built infrastructure. This confirms that no degradation or habitat loss can be backdated or attributed retrospectively for the purposes of the BNG assessment.

In accordance with the current statutory Biodiversity Metric and Natural England’s BNG guidance, retrospective Biodiversity Net Gain cannot be applied to unlawful development. The metric must reflect the lawful baseline conditions as they existed within the statutory timeframe. As such, any degradation resulting from the unauthorised development of the lower ménage cannot be used to justify or inform BNG calculations.

The client has been advised of this position and now formally acknowledges that the baseline for BNG assessment purposes must revert to the pre-development condition, as evidenced by aerial imagery and survey data. A revised BNG metric calculation has therefore been produced, based on up-to-date field survey information and in full compliance with the statutory BNG methodology. This updated metric supersedes the original Preliminary Ecological Assessment previously submitted to the Local Planning Authority and should be considered the operative ecological baseline for all planning and BNG purposes.

The applicant now fully acknowledges this technical position. An updated statutory BNG metric has been produced based on current, verified habitat survey data and an ecologically robust interpretation of the site's lawful baseline. This updated calculation replaces and supersedes the initial Preliminary Ecological Assessment submitted as part of the planning application. It is compliant with the Environment Act 2021, the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) Regulations 2024, and relevant guidance published by Natural England.

Given the clarity of the updated BNG metric, the correction of the baseline, and the acknowledgement of the unlawful development, this statement should satisfy the Local Planning Authority that the holding ecological objection has now been fully addressed. There are no remaining statutory or technical barriers, from an ecological or BNG standpoint, to the granting of planning permission. We therefore respectfully request that the holding objection be lifted and that the application proceed toward determination in accordance with the submitted documentation.

Dr A Goodwin

G&G Ecology Consultants