
From: jon golby <jon@golbyandluck.co.uk>
Sent: 10 June 2025 17:00
To: Matt Jedruch
Cc: Planning Folder New
Subject: RE: Objection - National Gas Transmission -LSBUD Reference Number: GW3_36060364
Attachments: RSE_7615_L1_V1.pdf
Categories: Sonia

Hi Matt,

Please see attached the updated from Ramm Sanderson on the extended surveys and confirmation that no further survey work is required. We are updating the following to align with the revised masterplan that removes the southern pond:

1. Updated BNG assessment; and
2. Updated drainage strategy.

ADC are also preparing the updated swept path analysis and a response to LCC on visitor numbers. As soon as I have this I will forward.

Best Wishes

Jon

Jon Golby
BA Hons DipLA MA CMLI UDGRP

golby+luck ::
landscape architects

01530 265688
07768 996563
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 Call me on Teams



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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 16 May 2025 08:55
To: jon golby <jon@golbyandluck.co.uk>
Cc: Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>
Subject: RE: Objection - National Gas Transmission -LSBUD Reference Number: GW3_36060364

Hi Jon,

Thanks for the update.

Whilst we can assume that the site can still deliver 10% BNG, we will still require an updated metric to reflect this change so that it's consistent with the revised plans.

Noted on the Archaeology matters. Is there any update on the Highways requests as per my email of 11.04.25?

Kind regards

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

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From: jon golby <jon@golbyandluck.co.uk>

Sent: 15 May 2025 11:55

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>

Subject: RE: Objection - National Gas Transmission -LSBUD Reference Number: GW3_36060364

Hi Matt,

Just a follow up from your last emails.

The extended ecology works have been completed and I will be submitting as soon as they have come in.

I am updating the layout plan to remove the southern pond as per the most recent consultation from National Gas. There will be some knock on to things like BNG. Given we know the site (even without the southern pond) will secure a 10% net gain, do you want see the metric updated to reflect this change?

I am getting a fee in for the completion of the archaeological field work for Toby to review. I will let you know his decision once we have received the quote. I am assuming that we can still push this application forward with the field work being completed in the background?

Any queries please let me know.

Best Wishes

Jon

Jon Golby

BA Hons DipLA MA CMLI UDGRP

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07768 996563

jon@golbyandluck.co.uk



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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 16 April 2025 10:15
To: jon golby <jon@golbyandluck.co.uk>
Cc: Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>
Subject: FW: Objection - National Gas Transmission -LSBUD Reference Number: GW3_36060364

Hi Jon,

Please see the response below and attached from National Gas. Whilst the application is in outline (access only), the LPA would request a revised site plan to relocate the pond outside of the easement in line with NGs comments.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

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From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** National Gas Asset Protection
Sent: 16 April 2025 10:10
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: Objection - National Gas Transmission -LSBUD Reference Number: GW3_36060364

Good morning, Matt,

The conclusion from the Quantitative Risk Assessment (QRA) indicates that the proposed development for Bosworth Lakeside Lodges is considered ALARP (As Low As Reasonably Practicable). Consequently, NGT is supportive of the risk assessment's findings, as both individual and societal risks at the site, factoring in the anticipated population growth from the new development, are deemed ALARP.

However, NGT will not support the lake / fishing pond located over FM04 pipeline shown on the plan within the QRA. This issue was addressed in the initial meeting, where it was agreed that the pond must be relocated outside the easement. The easement in this area measures 12.2 meters (6.1 meters on either side of the pipeline). This requirement is a condition of the holding objection, which will remain in place until NGT receives an updated site plan for review that clearly shows the easement remains unobstructed.

Thanks

Kind regards

Hayley White
Asset Protection Assistant

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10th June 2025

RammSanderson Ecology Ltd
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Toby Ryley
BOSWORTH LAKESIDE LODGES LTD
Issued by email only

RE: BOSWORTH LAEKSIDE LODGES – ADDENDUM LETTER REPORT – GLTA, EDNA, OTTER AND KINGFISHER

BACKGROUND

RammSanderson Ecology Ltd (RS) were commissioned by Bosworth Lakeside Lodges ('the Applicant') to undertake the further surveys recommended within the Preliminary Ecological Appraisal Report (PEAR)¹ to support the planning application for the proposed holiday lodges and associated infrastructure (hereafter referred to as 'the Scheme'), located in Market Bosworth, Leicestershire. All land situated within the red line of the Scheme is hereafter referred to as the Application Site and is shown on Figure 1.

This letter is therefore intended as an addendum to the PEAR includes details relating to Ground level tree assessments for Bats and Barn Owl, further review of ponds for Great Crested Newt and assessment of the adjacent brook for Otter and Kingfisher.

SITE LOCATION AND CONTEXT

The Application Site is located in Market Bosworth, Leicestershire (closest postcode CV13 6PD) at Ordnance Survey national grid reference SK 38842 03096 and is approximately 4.6 ha in size.

The Application Site is dominated by modified grassland and cropland in the form of a Christmas tree plantation, with mixed scrub and broadleaved woodland. A small patch of bare ground was present at western entrance of the Site. Hedgerows with trees are present on the north and west Site Boundary, ditches are also present at the peripheries. The Application Site is bounded by Wellsborough Road and Coton Bridge Lane and the wider area consists of playing fields, arable land, marinas, and woodland.

SURVEYOR COMPETENCE

The Ground Level Tree Assessment (GLTA) and barn owl scoping survey was conducted by George Hicks (MSc) who has been a professional ecologist for six years and holds a class 1 licence for barn owl. The otter survey and kingfisher scoping survey was led by Tom Hewison (MSc) who has been a professional ecologist for 4 years. The Great Crested Newt (GCN) Environmental DNA (eDNA) survey was led by Lauri Leivers who has been a professional ecologist for 9 years. All surveyors are appropriately qualified to conduct these surveys and all surveys were completed during appropriate weather conditions (See Appendix 1 for further details).

SURVEY RESULTS

Ground Level Tree Assessment – Bat roost suitability

All trees within the Application Site Boundary were assessed by an ecologist and graded as to their suitability for supporting roosting bats using the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Survey Guidelines (Collins, J. Eds. 2023), an extract of which is provided interpreted in Table 1.

During the survey, seven trees were identified with bat roost potential. This included four trees (T1, T2, T3, T4) classified as PRF-M, with the potential to support many bats or a maternity roost and three trees classified as PRF-I (T5, T6, T7), with potential to support

¹ RammSanderson, 2025. Preliminary Ecological Appraisal Bosworth Lakeside Lodges. RSE_7615_R1_V2.



individual or a small number of bats. All other trees within the Site boundary were assessed as being of Negligible bat roost potential due to the lack of suitable features. Full details and tree locations can be found in Appendix 2 and 3).

Table 1: Criteria for bat roost potential assessment of trees

Roost Potential	Description	Surveys Required (Trees)
Confirmed roost	Evidence of roosting bats found during initial daytime inspection.	3 – including 1 dawn as a minimum or all dusk surveys with augmentation of night vision aids.
PRF-M*	Trees with one or more features suitable for bat roosting, with obvious suitability for larger numbers of bats.	3 – including 1 dawn as a minimum or all dusk surveys with augmentation of night vision aids.
PRF-I	Tree with one or more potential roosting sites used by individual bats opportunistically. Insufficient space, shelter or protection to be used by large numbers of bats.	Precautionary Mitigation Approach, some instances may require further survey.
Negligible	No or negligible features identified that are likely to be used by roosting bats	None

** Unless it is a confirmed roost, additional surveys are required of trees to assess presence / likely absence of a roost. The number of surveys are indicative to give confidence in a negative result, i.e. where no bats are found, confidence in a result can be taken.*

Barn owl

A barn owl scoping survey was conducted alongside the GLTA survey. Two trees (T3 and T8) were identified with potential to support barn owl (Appendix 2), T8 was located outside of the Application Site but was 20m south of the Application Site, no pellets or feathers were recorded near either tree, however, a full assessment of the trees is not feasible from ground level. Therefore, the presence of barn owl at the Application Site or within proximity to the Application Site cannot be ruled out. However, it must be noted that the feature on T3 was fairly exposed which reduces the suitability of the tree for barn owl. Exposed cavities offer little protection from weather and predators making them less desirable for barn owl.

Great Crested Newt (GCN)

A shallow, pond, located within scrub and adjacent to a hedgerow was present at the Application Site (P1). A Habitat Suitability Index (HSI) was conducted and P1 scored 0.5 which is below average. P1 was subject to an Environmental DNA (eDNA) survey to determine likely presence/absence of GCN at the Application Site. As the results were Negative, GCN are deemed likely absent from the Application Site and are not considered further in this assessment.

Otter survey

A survey of D7 was recommended within the PEA conducted by RammSanderson in 2023. The survey was recommended due to its proximity to the Application Site (40 m south), its connectivity to the Ashby del a Zouch Canal and suitable surrounding habitat for otter holts. Both the ditch and suitable habitat within 100 m of the Application Site was surveyed with no evidence of otter recorded.

D7 it is unlikely to provide any foraging opportunities as it was relatively shallow (20cm) and heavily silted. The habitat surrounding D7 offers limited scope for otter resting or breeding sites, with the woodland south of D7 comprising of a plantation woodland with no understory vegetation and no dead wood build up. The scrub habitats to the north of D7 comprised of dense scrub, though, stands were mostly immature (except for one mature tree) and there was no large dead wood build-up. No below ground features were identified while surveying these habitats.

The Application Site scrub/woodland habitat was also surveyed for otter evidence, although no evidence was recorded several mature trees were present, including a partially collapsed crack willow, which may offer opportunities for the construction of resting sites. However, this habitat lies adjacent to a road and is therefore subject to a small level disturbance and the Application Site ditches only hold a small amount of standing water and offer no foraging opportunities.

The Ashby de la Zouch canal offers ample foraging, commuting and resting opportunities for otter, with a large parcel of woodland present on the western bank of the canal. As there is more suitable habitat within the surrounding landscape, it is unlikely otters would utilise the Application Site habitats and surrounding habitats for resting. D7 offers minimal foraging opportunities and may only be utilised invariably as a commuting corridor from the Ashby de la Zouch Canal to fishing lakes to the west. Consequently, no further

surveys for this species are required, however, mitigation is required in the event an otter would utilise the Application Site for commuting.

During the survey Giant hogweed was noted along the length of D7 and recommendations for management are provided in the Recommendations section of this letter report.

Kingfisher scoping survey

Due to the proximity of D7 to the Application Site, this was subject to a scoping survey for kingfisher. Although some steep-sided banks comprised of earth substrate were present, vegetation was overhanging the bank face, this would make kingfisher nests highly susceptible to predation. Kingfisher prefer to burrow into tall, vertical bank faces where there is no vegetation present. Furthermore, D7 is heavily silted and relatively shallow (20cm) which provides limited foraging habitat. Consequently, no further consideration for this species is required.

RECOMMENDATIONS

Bats

All trees with potential bat roost features are retained as part of Scheme design, with root protection zones, outlined in the Arboriculture Report², adhered to during construction. In addition, lighting will not be directed at potential roost features and away from boundary vegetation such as scrub, woodland and hedgerows. If proposals changed and direct/indirect impacts to trees with potential roost features are anticipated, then further surveys and mitigation may be required.

Direct bright lighting on a roost can cause bats to delay emergence from a roost and could even cause them to desert the roost or become entombed within it (BCT and ILP, 2023). The prey items for British bats are flying insects, and many flying insects are attracted to certain types of artificial light sources, especially those that emit light with an ultraviolet component or have a high blue spectral component (BCT and ILP, 2023). Some species of bat recorded are known to be attracted to insects gathered around light sources (such as pipistrelle, noctule, Leisler's and serotine), whereas other species actively avoid lit areas (such as long-eared bats, Myotis species, barbastelle and greater and lesser horseshoe bats). Lighting within the Application Site during construction and operational phases could be expected to affect the ways that the bats in the area are able to use the Site (BCT and ILP, 2023).

As a result, it is recommended that construction works are to be undertaken in daylight hours (30 minutes after sunrise and 30 minutes before sunset), with no night hours work permitted. Any permanent lighting associated with Scheme proposals must follow the guidance set out in Bats and Lighting in the UK (BCT and ILP, 2023) as part of a Scheme lighting plan, to ensure Scheme proposals are sensitive to any local bat populations. Associated lighting proposals must therefore consider the following measures:

- Avoid lighting where possible;
- Install lamps and the lowest permissible density;
- Lamps should be positioned to direct light to avoid upward spill onto any green corridors that could be used by commuting bats or features with bat roost potential;
- LED lighting – with no/low UV component are recommended;
- Lights with a warm colour temperature – 3000K or 2700K have significantly less impact on bats;
- Light sources that peak higher than 550nm also reduce impacts to bats; and
- The use of timers and dimmers to avoid lighting areas of the site all night is recommended.

Birds including Barn Owl

All trees with barn owl potential will be retained, however, it is recommended that Scheme construction is timed to avoid the nesting bird season (taken to be March to August (inclusive), though with some seasonal and species variations). This is to prevent disturbance to any barn owl potentially utilising the features identified, however, if this is not feasible then a pre-commencement check for barn owl is required, this will include an tree climb for aerial inspection. If any evidence of barn owl is identified, a 75m buffer should be applied until it is confirmed chicks have fledged.

Vegetation clearance should be undertaken outside of the nesting bird season. If this isn't possible, a check of vegetation to be cleared would be undertaken within 24 hrs of the clearance taking place. If any active birds nests were discovered, they would be left in place with a buffer of vegetation surrounding them until such time as the young had fledged or the nest was no longer active.

Otter

Although no evidence of otter was recorded, in the event an otter would utilise the Application Site for commuting purposes, the best practice outlined for all mammals should be adhered to, including ;

² RammSanderson, 2025. Arboricultural Impact Assessment, Method Statement and Tree Protection Plan. RSE_7615_V2_ARB

- Restricting the use of overnight working (30 minutes after sunrise and 30 minutes before sunset) and in proximity to Application Site watercourses;
- Where possible, avoid the use of lighting, in proximity to watercourses. Where lighting is required, this should be directional and pointing away from watercourses;
- Ensure the worksite does not obstruct otter movement by maintaining an open movement corridor, especially between dusk and dawn when otters are more active;
- Trenches or holes that are created during the Scheme construction phase, should be covered overnight or fitted with an escape ramp to minimise the risk of otter falling in and being injured or trapped
- Compounds and plant (machinery, materials, and fuel) and waste dumping facilities associated with Scheme construction and used at the Application Site will be stored as far away from the watercourses as is practical, but a minimum of 50 m from the bank top as this will minimise disturbance to commuting otter;
- All refuelling of plant will be undertaken away from watercourses or waterbodies and spill kits will be available at the Application Site during Scheme construction.

Badger

No evidence of badger was recorded during the Preliminary Ecological Appraisal, however due to suitability of habitats such as woodland, scrub and hedgerows and mobile nature of this species an updated walkover for badger is recommended at least 6 months prior to the start of Scheme construction. Scheme construction must also adhere to a precautionary method of works outlined above below. During the construction phase if any fresh sett digging is observed notify an ecologist immediately and leave a 30m buffer around the area until an assessment can be made.

The following practical precautionary measures relating to badgers will be put in place;

- Ramps will be created (mammal ladders) by edge-profiling excavations or by using planks to allow mammal escape.
- Open pipework greater than 200mm external diameters are to be capped off at the end of each working day.
- Security lighting used during the development phase should be faced away from the boundary of the Site.
- Any chemicals should be stored in secure compounds away from access for any animals.

Reptiles and Amphibians (Herptiles)

Due to the suitability of Application Site habitats such as woodland, scrub and hedgerows and the presence of hibernacula (brash and rubble piles) a precautionary method of works is recommended to reduce risk of harm to individual herptiles which may be utilising the Application Site. Including.

- Tool box talk provided by a qualified ecologist prior to works commencing
- Vegetation and hibernacula clearance should be conducted in temperatures 9°C or above
- Prior to any clearance, a ground level fingertip search will be conducted by an ecologist with any amphibians moved to a position of safety. Any brash piles and spoil heaps should be dismantled by hand and checked for reptiles by an appropriately qualified ecologist
- A two-stage cut should be implemented, where vegetation is first cut to a height of 15-20 cm, working towards the retained habitat areas in the south. The area should be left for 24-48 hrs and then cut to 5 cm, working in the same direction as the previous cut.

Invasive species

A small stand of Japanese knotweed (*Reynoutria japonica*) was identified at the Application Site during the PEA walkover. Appropriate remediation of Japanese knotweed is required to prevent spread, this should be conducted by a qualified contractor. Two treatments per year are recommended, one between June and July and the second between August and September. Eradication typically takes up to 3 years, but this varies depending upon how established it is. Until this is completely eradicated / removed from the Application Site a working method including 7m stand off from plants must be implemented.

If D7 is within the ownership of Bosworth Lakeside Lodges then appropriate remediation of Giant Hogweed is required to prevent the spread. To avoid the spread, giant hogweed should be treated with herbicide prior to removal and should be treated as controlled waste and only handled by an appropriately trained contractor. Tools and vehicles should be appropriately cleaned before leaving area. If D7 is not owned by Bosworth Lakeside Lodges, the landowner should be notified.

Exact methodology for controlling the spread of invasive plant species should be detailed within a Construction Environment Management Plan (CEMP) and adhered to throughout construction.

ENHANCEMENTS

The following enhancements could be delivered for biodiversity as part of the Scheme, that don't contribute towards the calculation of biodiversity net gain but can still deliver significant improvements for biodiversity:

- Bat boxes, such as the Vivara woodstone box providing a long-term solution requiring limited replacement unlike wooden boxes which need regular replacement as a result of weathering.
- Bird boxes, such as the Schwegler 1B nest box, providing a long-term nest box solution which requires limited replacement unlike wooden boxes which need regular replacement as a result of weathering.
- Herptile hibernacula, i.e., log piles, rocks, and/or deadwood under dense ground cover.
- Insect refugia, aka, 'hotels' for example the National Trust Apex Insect House, which would provide a variety of niches for a diverse spectrum of invertebrates to inhabit.
- Hedgehog nest boxes, such as those constructed of wood available from NHBS.
- Any landscape planting associated with the Scheme should consider the use of native shrub species and also species such as lavender which provide important sources for pollinating species. The Royal Horticultural Society provide online resources to identify suitable plants for garden areas that are aesthetically pleasing but of significant value to local pollinators (www.rhs.org.uk/plantsforpollinators).

I trust that this report in conjunction with the PEAR is to your satisfaction. Should you have any queries, or require any clarifications, please do not hesitate to call me directly.

Yours sincerely,
Bethany Garner
Email: b.garner@rammsanderson.com

For and on behalf of RammSanderson Ecology Ltd.

Enclosures:

Appendix 1: Survey Weather Conditions
Appendix 2: Ground Level Tree Assessment Results Plan
Appendix 3: Summary of Features with Potential to Support Bats
Appendix 4: Waterbody Plan

1: Survey Weather Conditions

Survey Type	Date(s) of Survey(s)	Temperature (C)	Rain	Wind (Beauford Scale)	Cloud cover (%)
Ground Level Tree Assessment (GLTA)	01/04/2025	7	0	1	44
Otter survey and Kingfisher scoping	01/04/2025	7	0	1	44
eDNA survey	15/04/2025	13	0	1	100

2: Ground Level Tree Assessment Results Plan



Key

Site Boundary

Tree with potential for multiple bats (PRF-M)

Tree with potential for individual bats (PRF-I)

Tree with potential for multiple bats (PRF-M) and potential barn owl feature

Tree with potential barn owl feature

RammSanderson

Title: Ground Level Tree Assessment Plan

Project: Bosworth Lakeside Lodges

Client: Bosworth Lakeside Lodges Ltd

Date: 09/06/2025

Fig: 1

Author: ARH

A4 Scale: 1:2100

ID: RSE_7615b_GLTA_0625_V1.R3

3: Summary of Features with Potential to Support Bats

Feature	Description	Location ³	Grading	Photographs
T1	Mature ash tree, twin stemmed located within hedgerow. Large trunk cavity orientated northwest at 3m.	Northeastern boundary	PRF-M	

³ Where features are situated outside of the Site boundary, the distance and direction is given at the closest point of the feature from the Site

Feature	Description	Location ³	Grading	Photographs
T2	Mature oak tree, adjacent to pond. Large branch cavity orientated east at 3m. Large trunk cavity orientated east at 3m. Split on branch orientated south at 5m.	Northwestern boundary.	PRF-M	  

Feature	Description	Location ³	Grading	Photographs
T3	Mature ash tree located within woodland. Multiple large trunk cavities. Potential for barn owl, however features are slightly exposed.	Western boundary.	PRF-M	
T4	Mature oak within woodland. Large wound with cavities in the trunk extending from ground level to 2m.	Western boundary.	PRF-M	

Feature	Description	Location ³	Grading	Photographs
T5	Mature ash tree located in scrub. Hollow branch on upper limb orientated south at 6m.	Southwestern boundary	PRF-I	 
T6	Mature oak tree located in scrub. Ivy cover on trunk extending from ground level.	Southwestern boundary	PRF-I	 

Feature	Description	Location ³	Grading	Photographs	
T7	Mature crack willow located on southern boundary. Split in limb orientated south at 2m. Several splits in trunk and branches orientated north at 1m.	Southern boundary	PRF-I	 	

4: Waterbody Plan



Key

- Site Boundary
- 100m Buffer
- 250m Buffer
- 500m Buffer
- Pond Location
- Ditch/Drain
- Canal

 RammSanderson		
Title: Waterbody Plan		
Project: Bosworth Lakeside Lodges		
Client: Bosworth Lakeside Lodges Ltd		
Date: 26/01/2024	Fig: 2	Author: LG
A4 Scale: 1:7250	ID: RSE_7615_WBY_0124_V1R1	