

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

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	30/04/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	✓
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
<ul style="list-style-type: none"> • Preliminary Ecological Appraisal, Brown & Co March 2025 • Biodiversity Net Gain Assessment, Brown & Co March 2025 • Site Plan as Proposed Detail, Drg No.24.079.DK0002 P1 • Site Plan As Proposed - BNG Drg No.24.079.DK0011 P1 	
REASON FOR RECOMMENDATION PROVIDED:	
<ul style="list-style-type: none"> • An Ecological Appraisal completed by Brown & Co in March 2025 has been submitted with the application which mostly 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; however, further survey work is required in relation to GCN. **There is a holding objection until the NLMS is received in relation to badgers and reptiles.**

- **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. A Non-licensed Method Statement (NLMS) is proposed incorporating GCN. Currently, this is not sufficient to ensure no harm will come to CGN during the construction process, combined with the sub-optimum time of the HSI assessment an eDNA of the pond will be required and any subsequent mitigation will be required. **There is a holding objection until this is received.**
- **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.

BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:

- It must be noted that the survey took place outside of the optimum survey period and certain floral species may not have been present.
- The statutory condition assessment sheets have not been submitted with the application. **There is a holding objection until these are received.**
- Statutory Biodiversity Net Gain is achievable on site with +33.11% in Habitat Units and +12.79% in Hedgerow units, however.
- Further information is required on the placement and land use of the proposed bell tents, dining pods and pub garden. The bell tents are a semi-permanent fixture and their location on the proposed, enhanced modified grassland could affect its ongoing condition and is not reflected in the biodiversity net gain metric or post development habitat plan as outlined in: Site Plan as Proposed Detail, Drg No.24.079.DK0002 P1 and Site Plan As Proposed - BNG Drg No.24.079.DK0011 P1.
- The dining pods also appear to be cited on the enhanced modified grassland area and not reflected in the post development habitat plan or metric.
- A pub garden is also proposed on the on the enhanced modified grassland area and not reflected in the post development habitat plan or metric.
- As per drawing Site Plan as Proposed Detail, Drg No.24.079.DK0002 P1 significant areas of 'Low level Planting – Species Rich Planting etc' is proposed and not reflected in the post development habitat plan or metric.
- Further clarification is required on these treatments and/or metric updated accordingly. **There is a holding objection until these are received.**

FURTHER INFORMATION REQUIRED:

- Further information is required on the placement and land use of the proposed bell tents, dining pods, pub garden and low-level planting.

AMENDMENTS RECOMMENDED:

- N/A

RECOMMENDED CONDITIONS TO BE APPLIED:
<ul style="list-style-type: none"> N/A
RECOMMENDED INFORMATIVES TO BE APPLIED:
<ul style="list-style-type: none">
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
<ul style="list-style-type: none"> N/A
DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
<ul style="list-style-type: none"> N/A

Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, 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 as part of this service.

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.

