

GREENLINE ECOLOGY

Environmental & Biodiversity Consultancy

Date: 11 May 2026

Ecology Clarification & Validation Note

Application Ref: 26/00197/FUL

The Limes, Wood Road, Nailstone

1. Introduction

This Ecology Clarification & Validation Note has been prepared in response to consultation comments issued by Leicestershire County Council Ecology in relation to application 26/00197/FUL.

This note should be read alongside the following supporting documents:

- Preliminary Ecological Appraisal (PEA) prepared by Wildlife Consultants Ltd dated 7 November 2023;
- PEA Validity Check Addendum prepared by Greenline BNG Assessments dated 6 November 2025;
- Greenline BNG Assessment;
- Supporting planning statement and application drawings.

The purpose of this note is to clarify:

- the relationship between the original ecological surveys and the application site;
- the ecological baseline position;
- the Biodiversity Net Gain (BNG) position;
- and the existing site circumstances relevant to the application.

2. Relationship Between Original PEA and Application Site

The original Preliminary Ecological Appraisal (PEA) undertaken in November 2023 was prepared in relation to The Limes residential holding as a whole, comprising the established residential curtilage, ancillary buildings, boundary vegetation, internal access arrangements, and associated land parcels within the longstanding ownership of the applicants.

The current application site forms part of that same continuous residential curtilage and falls wholly within the wider land parcels assessed within:

- the original PEA;
- the subsequent walkover validity assessment;
- and the Greenline BNG Assessment.

The planning statement submitted in support of the application further confirms that the application site is wholly contained within the defined residential curtilage of The Limes.

The ecological baseline established within the original PEA therefore directly relates to the application site and remains valid for the purposes of the current application.

3. Existing Ecological Baseline

The Preliminary Ecological Appraisal undertaken on 7 November 2023 included:

- habitat assessment;
- protected species appraisal;
- bat roost assessment;
- Great Crested Newt screening;
- and ecological constraints review.

The survey was undertaken by suitably qualified ecological personnel in accordance with recognised industry guidance and methodology.

The PEA identified:

- maintained amenity grassland;

- ornamental planting;
- mature trees;
- and retained boundary vegetation associated with the established domestic garden curtilage.

The PEA further concluded that:

- no protected species constraints were identified;
- no evidence of badgers, reptiles, dormice, otters, or water voles was identified;
- no evidence of Great Crested Newts was identified;
- and the outbuildings assessed were considered to offer negligible bat roost potential.

The survey concluded that no further ecological surveys were required at that time.

4. Validity Walkover & Addendum

A subsequent walkover assessment and validity check addendum was undertaken on 6 November 2025 covering the entire residential curtilage and associated title parcels.

The addendum confirmed that:

- all mature trees remain present;
- all boundary hedgerows remain intact;
- no vegetation removal or habitat clearance has occurred;
- no habitat succession or scrub encroachment has taken place;
- no new ecological constraints or protected species signs were identified;
- and the ecological baseline established within the original PEA remained accurate and valid.

The ecological baseline therefore remains materially unchanged.

5. Existing Access Arrangements

The internal access track referenced within the application is already physically established on site and forms part of the longstanding lawful residential garden use associated with The Limes.

The proposal does not introduce any new vehicular access route and does not involve significant new hardstanding beyond the existing established domestic access arrangements.

Supporting annotated plans and photographs demonstrating the existing access arrangements are enclosed separately.

6. Habitat Degradation Clarification

The site has remained in long-established lawful residential garden use for several decades, including continuously since before 2020.

Any works undertaken within the curtilage during that period have been limited to ordinary domestic maintenance and ancillary residential activities, including:

- maintenance and repair;
- resurfacing;
- fencing;
- replacement windows and doors;
- ventilation;
- and routine alterations to ancillary domestic buildings.

No extension or enlargement of the buildings relevant to the current application has taken place.

No habitat degradation relevant to Biodiversity Net Gain assessment has occurred during the relevant period.

7. Biodiversity Net Gain Position

The proposal relates to the conversion and reuse of existing outbuildings situated within an established residential garden curtilage.

The proposal does not involve:

- tree removal;
- hedgerow removal;
- habitat clearance;
- creation of significant new hardstanding;
- or measurable habitat loss.

The existing ecological baseline remains characterised by maintained domestic garden habitat with retained trees and boundary vegetation.

The application retains the established domestic garden character of the site and does not result in the loss of ecologically valuable habitat features identified within the Preliminary Ecological Appraisal.

The proposal therefore remains appropriately considered under the low-impact / de minimis Biodiversity Net Gain route and a statutory biodiversity metric is not considered necessary.

8. Conclusion

The submitted ecological information demonstrates that:

- the original ecological survey work covered the wider residential holding within which the application site is situated;
- the ecological baseline remains valid and materially unchanged;
- no protected species constraints have been identified;
- no habitat degradation has occurred;
- and no measurable habitat loss is proposed.

The proposal therefore remains consistent with the low-impact / de minimis Biodiversity Net Gain position.

Prepared with assistance from:

Greenline Ecology (GLE)

Environmental & Biodiversity Consultancy