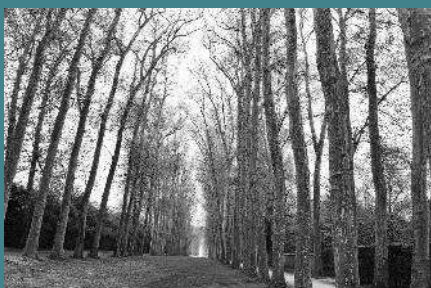


FPCR | environment
& design



Ecological Impact Assessment

Client

Gladman Developments Limited

Project

**Land off Cunnery Close,
Barlestone**

Date

October 2026

CONTENTS

1.0	NON-TECHNICAL SUMMARY	1
2.0	INTRODUCTION	3
3.0	LEGISLATION AND POLICY	5
4.0	METHODOLOGY	6
5.0	RESULTS	11
6.0	DISCUSSION	23
7.0	CONCLUSION	31

FIGURES

Figure 1: Study Area and Consultation Results Plan – Designated Sites

Figure 2a: Study Area and Consultation Results Plan – Bat Records

Figure 2b: Study Area and Consultation Results Plan – Species Records

Figure 3: Baseline Habitat Plan

APPENDICES

Appendix A: Relevant Policy and Legislation

Appendix B: IACPC Certificate

Rev	Issue Status	Prepared/Date	Checked/Date	Approved/Date
-	Final	SP / 19.01.26	LRC / 16.02.26	ERD / 20.02.26
A	Final	SP / 04.03.26	-	RJS / 05.03.26
B	Final	RCO / 15.09.26	-	RJS / 29.09.26
C	Final	RCO / 07.10.26	-	RJS / 07.10.26

1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology

The following report has been prepared by FPCR Environment and Design Ltd. on behalf of Gladman Developments Ltd. for a proposed residential development at Land off Cunners Close, Barlestone (OS Grid reference SK 42196 05423), herein referred to as the 'Site'.

The assessment draws from a desk study and field surveys of the site and surrounding area to provide an ecological baseline and a review of the impacts on identified important ecological features.

Ecological Baseline

River Mease Special Area of Conservation (SAC) was located 8.8km from the Site. The Site was within the Impact Risk Zone (IRZ) for Newton Burgoland Marshes Site of Special Scientific Interest (SSSI), located approximately 4.8km from the Site. There were two Local Wildlife Sites (LWS), nine candidate LWS (cLWS), six potential LWS (pLWS), and 12 historical pLWS within 1km of the Site, two of which were adjacent to the Site boundary.

The majority of the habitat on Site is arable habitat of limited conservation value. The Site contains four hedgerows, all of which were priority habitats and one of which constituted an Important Hedgerow. There is one individual tree within the Site boundary and a small portion of other neutral grassland is present to the north.

The Site is suitable for a range of protected species including badger, bats, breeding and winter birds, great crested newt (GCN), otter and water vole. Other species assessed for habitat suitability on-site included reptiles. Rhododendron, an invasive species under Schedule 9 of the Wildlife and Countryside Act, was present in small amounts on Site.

Assessment of Impacts

No impacts are expected to occur at River Mease SAC or Newton Burgoland Marsh SSSI as a result of the development. Impacts to adjacent non-statutory sites are considered unlikely as a result of the development following the implementation of mitigation.

Where possible, the design proposals have sought to retain the site's most important ecological features and maintain connectivity between onsite and offsite habitats. A small section of other neutral grassland will be lost as a result of the development. The ditch to the south of the Site, hedgerows and mature trees, are to be retained, protected and buffered from the development.

Mitigation and compensation measures are recommended to ensure that the development does not impact the protected and notable species assemblage which the site provides potential suitable habitat for, including badger, roosting, commuting and foraging bats, breeding and wintering birds, GCN, water vole, otter and hedgehog. Measures to prevent the spread of rhododendron are also included.

Recommended Mitigation, Compensation and Enhancement

Where possible, the design proposals have sought to retain the site's most important ecological features and maintain connectivity between onsite and offsite habitats.

Construction phase impacts will be minimised through careful control of construction activities through an industry best practice Construction Environmental Management Plan (CEMP). This will address how potentially adverse impacts associated with development and construction will be managed. The CEMP will include appropriate mitigation strategies. The requirement for a CEMP will be secured by a pre-commencement planning condition.

The CEMP would also provide measures to ensure retained habitats are adequately buffered during construction works. Any loss of habitats within the site itself will be appropriately compensated for through subsequent approval and via the associated Biodiversity Net Gain Condition, which will secure a minimum 10% gain in biodiversity value.

Habitat creation/enhancement and bat boxes form part of the recommended mitigation/enhancements for bats, with similar habitat creation/enhancement and provision of nesting boxes recommended for breeding birds. Precautionary working methods are recommended for badger and otters.

A detailed lighting strategy for the site will include consideration of the best practice guidance note set out by the Bat Conservation Trust and the Institute of Lighting Professionals in 2023, 'GN08/23 Bats and Artificial Lighting at Night to ensure, wherever possible, that existing and new habitat resources are not negatively affected by artificial lighting during the construction or operational phases.

Through the use of mitigation, compensation and enhancements, the proposals will lead to at most, a minor adverse effect at a Local Scale to bats and birds in the short-term. However, in the mid- to long-term, Neutral to not significant positive effects are anticipated for all important ecological features.

The Site falls within an Amber Zone for Natural England District Level Licence (DLL) and therefore the applicant has a signed IACPC agreement with Natural England to enter into the District Level Licence (DLL) scheme to appropriately mitigate for the loss of any GCN habitat.

Under the indicative proposals, the scheme will achieve a gain of 10.30% habitat units, 46.14% hedgerow units and 15.60% watercourse units. Full details of the BNG assessment prepared for the Site are provided in a separate Biodiversity Net Gain (BNG) Report (FPCR 2026). Recommendations for the Site have been made for any new planting of trees and hedgerows to focus on native species, particularly fruit and nut-bearing varieties. All newly created habitats should be managed appropriately to maximise biodiversity.

2.0 INTRODUCTION

- 2.1 The following Ecological Impact Assessment (EclA) has been prepared by FPCR Environment and Design Ltd. on behalf of the Gladman Developments Ltd. for an Outline Planning Application for the development at Land off Cunnery Close, Barlestone (Central OS Grid Ref: SK 42196 05423) herein referred to as 'the Site'. This report has been prepared as an update to the previously submitted EclA (FPCR, March 2026).
- 2.2 To inform this assessment, a suite of ecological surveys has been undertaken on the Site. The results of these surveys are discussed where relevant in this report, with details of survey methodologies and results included in separate, accompanying reports which include:
- Bat Survey Report (FPCR, 2026).
 - Combined Breeding and Winter Bird Survey Report (FPCR, 2026).
 - Riparian Mammal Report (FPCR, 2026).
- 2.3 In addition to the above, a Net Gain assessment has been undertaken and should be considered alongside this assessment:
- Biodiversity Net Gain Feasibility Report (FPCR, 2026).
 - Technical Note: Ecology, Land South of Cunnery Close (FPCR, June 2026) (prepared in response to Council comments).

Site Context

- 2.4 The Site is 6.53ha in extent and comprised a single field of intensively managed arable land, with two hedgerows and a ditch on the southern boundary, and two hedgerows on the north-east boundaries. One individual tree was present on the northern boundary of the Site.
- 2.5 The landscape beyond the Site to the east, south and west was predominantly rural, consisting of arable and pasture, with a small area of woodland/scrub immediately to the west. Residential areas associated with Barlestone were located immediately north and north-east, and the A447 was approximately 250m south-east of the Site.

Site Proposals

- 2.6 The proposals for the Site are for the erection of up to 158 dwellings (including affordable housing) with public open space, landscaping and sustainable drainage systems (SuDS) and vehicular access point. All matters reserved except for means of access.
- 2.7 Public Open Space is to comprise species-rich neutral grassland, mixed scrub and tree planting, in addition to the retention of boundary habitats. Proposals also included public open space in the form of LEAP and LAP areas, and footpaths along the west, south and eastern boundaries.

Report Aims and Objectives

- 2.8 This report has been prepared to achieve the following objectives:
- Provide a summary of the methods and results of survey work to establish an ecological baseline;

- Identify and describe all potentially significant ecological effects associated with the proposed development on important ecological features;
- Set out the mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects;
- Provide an assessment of the significance of residual effects;
- Identify appropriate enhancement measures and consider biodiversity net gain; and
- Set out the requirements for post-construction monitoring.

3.0 LEGISLATION AND POLICY

3.1 This report has been prepared to establish an Ecological Baseline and to conduct an Ecological Impact Assessment on Important Ecological Features as informed by relevant international, national and local legislation and policy. Detail on the relevant national and local policy and legislation for ecology in relation to development sites are provided in Appendix A. The national policy and legislation most relevant to this assessment include:

- The Conservation of Habitats and Species Regulations 2017 (CHSR) (as amended) in relation to the European Protected Species (EPS) great crested newt *Triturus cristatus* (GCN) and bats (all species); and European protected sites i.e. Special Areas of Conservation (SAC), Special Protection Areas (SPAs) and Internationally protected "Ramsar Sites" (collectively known as "National Site Network site" following the UK's exit from the EU). Annex II bat species of particular relevance in relation to SACs designated for bats.
- The Wildlife and Countryside Act (WCA) 1981 (as amended) in relation to all wild birds (including Schedule 1 species), other animals (notably Schedule 5 species), flora (those listed in Schedules 8 and 9) and Sites of Special Scientific Interest (SSSI);
- The Environment Act 2021 which covers a range of environmental protections and enhancements including requiring developments to demonstrate a mandatory biodiversity net gain following publication of secondary legislation;
- Protection of Badgers Act (PBA) 1992 which protects badgers from killing or harm;
- Natural Environmental and Rural Communities (NERC) Act 2006 in relation to various priority species and habitats listed under Section 41 (S41);
- Hedgerow Regulations 1997 made under Section 97 of the Environment Act 1995;
- National Planning Policy Framework (NPPF) 2026 which sets out the Government's planning policy for England including measure to conserve and enhance the natural environment by protecting and enhancing value landscapes, recognising the value and wider benefits of natural capital and minimising impacts/providing net gains for biodiversity;
- Local Nature Reserves (LNR) as designated most recently by the NERC Act 2006;
- Non-statutory protected local sites including County Wildlife Sites (CWS), Sites of Importance for Nature Conservation (SINC), Local Wildlife Sites (LWS) and Ancient Woodland Inventory (AWI) sites;
- Local Biodiversity Action Plans (LBAP), such as the Leicestershire County Council Biodiversity Action Plan for Woodland, Hedgerows and Mature Trees Habitats (2016);
- British Trust for Ornithology's (BTO) Birds of Conservation Concern (BoCC);
- ODPM Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System Circular 06/05; and
- NPPF Good Practice Guidance (2016).

4.0 METHODOLOGY

Desktop Study

- 4.1 In order to compile existing baseline information, relevant ecological information was requested from both statutory and non-statutory nature conservation organisations including:
- Leicester & Rutland Environmental Records Centre;
 - Multi Agency Geographic Information for the Countryside (MAGIC) website (www.magic.defra.gov.uk); and
- 4.2 Inspection of colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk) was also undertaken in order to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.
- 4.3 The search area for biodiversity information was related to the significance of sites and species and potential zones of influence, as follows:
- 15km around the application area for sites of International Importance e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites.
 - 2km around the application area for sites of National or Regional Importance e.g. Sites of Special Scientific Interest (SSSIs) and species records e.g. protected, Local Biodiversity Action Plan (LBAP) or notable species.
 - 1km around the application-site for sites of County Importance e.g. Biological Heritage Sites or Local Wildlife Sites (LWS).
- 4.4 When reporting consultation data, records were filtered to include only those from the previous 20 years, however, professional judgement has also been used and older records included where deemed appropriate to the overall assessment.

Previous Ecological Survey Work

- 4.5 As part of the Desktop Study, survey results included within an Ecological Appraisal produced for the Site in 2019 were reviewed. Previous surveys undertaken included, a badger survey, ground level tree assessment for bats, activity surveys including nighttime bat walkover surveys in May and June 2019, static detector surveys in May and June 2019, and a breeding bird survey in June 2017.

UKHab Survey

- 4.6 A field survey was conducted on 15th October 2025. Survey methods broadly followed the UK Habitat Classification System¹ (UKHab) to map habitats present on-Site. This involved a systematic walk over of the Site to classify the broad habitat types and identify any Habitats of Principal Importance (HPI) for the conservation of biodiversity as listed within Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006². Habitats were broadly

¹ Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.) The UK Habitats Classification System V2. UKHab. Available at: <https://ukhab.org/>

² Natural Environment and Rural Communities Act 2006. London:HMSO. [Online]. Available at: <https://www.legislation.gov.uk/ukpga/2006/16/contents>

mapped in the field using a detailed topography map produced for the scheme using pens or pencils as appropriate.

- 4.7 Where feasible, target notes and species lists were compiled for individual areas and assessments of abundance were made using the DAFOR scale. Vascular plant nomenclature follows the latest edition of Stace (4th edition, 2019)³. Whilst the species lists collected should not be regarded as exhaustive, sufficient information was gained during the survey to enable classification and assessment of broad habitat types and identify features likely to be of interest.

Hedgerow Survey

- 4.8 The hedgerows were assessed against the Wildlife and Landscape criteria of the Hedgerow Regulations 1997⁴ to ascertain whether any qualified as 'Important' for nature conservation. All hedgerows were also assessed as to whether they qualified as Habitats of Principal Importance (HPI) under Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC)², i.e. they consisted of 80% or more native woody species. An assessment of archaeological importance as defined under the Hedgerow Regulations 1997 was beyond the scope of this assessment.

Invasive Plants, Notifiable Weed Species and Other Notable Flora

- 4.9 Consideration has been given as to the presence of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (WCA 1981) and the presence of any notable weeds including those covered under the Weed Act 1959 (where population is significant enough to be considered injurious). Plant species on the Rare Plant Register for Vice County 55 (Leicestershire and Rutland) have also been considered.

Preliminary Protected Species Assessment

- 4.10 Following the initial assessment of the Site for protected/notable species potential, a series of further surveys were completed across 2025 and 2026. These included:
- Bat Activity Surveys in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition⁶
 - Bats in Trees survey (GLTA) in accordance with the British Standard 8596:2015 Surveying for Bats in Trees and Woodland (BSI, 2015) and Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition⁷
 - Badger survey in accordance with methodology laid out in Surveying for Badgers, by Harris, Creswell and Jefferies (1989)⁸.

³ Stace, C.A. (2019) New Flora of the British Isles (4th Ed.). Cambridge: Cambridge University Press

⁴ The Hedgerow Regulations 1997. (SI 1160). London:HMSO. [Online]. Available at: [http://www.legislation.gov.uk/uk/si/1997/1160/ contents/made](http://www.legislation.gov.uk/uk/si/1997/1160/contents/made)

⁶ Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) The Bat Conservation Trust, London.

⁷ Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) The Bat Conservation Trust, London.

⁸ Creswell, P., Harris, S. & Jefferies, D.J. (1989) Surveying Badgers. The Mammal Society Publication No.9 Mammal Society

- Breeding Birds survey in accordance with the protocol specified in the best practice guidelines – Bird Survey Guidelines for Assessing Ecological Impacts⁹.
- Water Vole and Otter survey in accordance with specific guidance on surveying for otters^{10,11} and water vole^{12,13}.
- Breeding and Winter Bird survey in accordance with the protocol specified in the best practice guidelines – Bird Survey Guidelines for Assessing Ecological Impacts¹⁴.

4.11 Further information on the methodologies employed and results are provided within the specific species reports.

Badger Survey

4.12 All suitable habitats within the Site, and accessible land within 30m were assessed for their ability to support badgers *Meles meles*. The standard methodology as recommended by Harris, Creswell and Jefferies (1989)¹⁵ was followed to identify any evidence to suggest the presence of the species, this evidence included;

- Setts: including earth mounds, evidence of bedding and runways between setts;
- Latrines: often located close to setts, at territory boundaries or adjacent to favoured feeding areas;
- Prints and paths or trackways;
- Hairs caught on rough wood or fencing;
- Other evidence: including snuffle holes, feeding and playing areas and scratching posts.
- Evidence of the latter signs on their own cannot be used to confirm the presence of badgers. A collection of signs would need to be identified to confirm the presence of the species.

4.13 The status and activity level of any setts identified is categorised as follows:

- Main sett: usually continuously used with significant signs of activity, including a large number of holes and conspicuous spoil mounds;
- Annexe sett: usually found close to a main sett and connected to it by well used paths. Such setts may not be continuously occupied;
- Subsidiary sett: lesser-used setts usually comprising a few holes and without associated well-used paths. Such setts are not continuously occupied;
- Outlier sett: one or two holes without obvious paths, with a very sporadic use.

4.14 With the level of activity described as:

⁹ Bird Survey & Assessment Steering Group. (2023). Bird Survey Guidelines for assessing ecological impacts, v.1.1.1. <https://birdsurveyguidelines.org> [Accessed: 13.03.2025]

¹⁰ Chanin, P (2003) *Ecology of the European Otter*. Conserving Natura 2000 Rivers Ecology Series No. 10. English Nature, Peterborough

¹¹ Chanin, P (2003) *Monitoring the European Otter*. Conserving Natura 2000 Rivers. Ecology Series No.10. English Nature, Peterborough

¹² Dean, M., Strachan, R., Gow, D & Andrews, (2016) *The Water Vole Mitigation Handbook*. The Mammal Society Guidance Series. The Mammal Society, London.

¹³ Dean, M, (2021) *Water Vole Field Signs and Habitat Assessment: A Practical Guide to Water vole Surveys*, Pelagic Publishing.

¹⁴ Bird Survey & Assessment Steering Group. (2023). Bird Survey Guidelines for assessing ecological impacts, v.1.1.1. <https://birdsurveyguidelines.org> [Accessed: 13.03.2025]

¹⁵ Stephan Harris, Penny Cresswell and Jefferies (1989) *Surveying Badgers* The Mammal Society

- Active: clear of debris, trampled spoil mounds and obviously active e.g. presence of prints, dislodged guard hairs;
- Partially active: some associated debris/moss/plants in the entrance. Could be used with minimal amount of excavation usually with signs in the vicinity of the sett e.g. badger paths etc.
- Disused: partially or completely blocked/collapsed.

Impact Assessment

4.15 The assessment of significant ecological effects has been undertaken in accordance with CIEEM EcIA guidelines. In summary, the process involves:

- **Establish Baseline** – this is based on desk study and field surveys which describes the existing and potential Important Ecological Features (IEFs) within the zones of influence specified.
- **Determine the Scale of Importance of Ecological Features** – importance is determined using geographical frames of reference: Local, Country, Regional, National and International. This assessment is based on a variety of factors, including statutory protection, statutory designation, conservation status, abundance and rarity.
- **Assess Significant Ecological Effects** – based on the importance of the ecological feature, magnitude of the effect and sensitivity of the features considered. This is description-based rather than applying a matrix which considers construction and operation effects only where relevant. The assessment assumes the proposed layout, intrinsic mitigation and routine ecological mitigation normally conditioned, and these are outlined clearly.
- **Mitigation** – This will be based on the mitigation hierarchy – avoidance, mitigation, compensation and enhancement. Any further mitigation measures required will be outlined to ensure residual effects are lowered to a level considered acceptable. Enhancements will seek biodiversity net gain in line with the NPPF and the Hinckley & Bosworth Local Plan²¹ Policy NAT07: Protecting Biodiversity and Policy NAT08: Enhancing Biodiversity and habitat connectivity. Monitoring will be considered where applicable.
- **Future Baseline and Residual Effects** – final conclusionary statements for the short, medium and long term.

Limitations

4.16 This assessment aims to provide baseline ecological data for the site and as such presents an overview of the habitats and features present. Due to the transient and complex nature of ecosystems, no investigation can provide a complete representation or prediction of the natural environment present, however, every effort has been made to ensure an accurate description of the Site is presented following best practice guidance, experience and professional judgement.

²¹ Hinckley & Bosworth Borough Council (2026) Pre-Submission Draft Local Plan Regulation 19 – Hinckley & Bosworth Local Plan 2024-2045. Available at: [Local Plan 2024 - 2045 | Hinckley & Bosworth Borough Council](#)

- 4.17 The UKHab survey was completed outside of the recommended survey season, however results are considered to be representative of the Site, and habitats found on Site were of low ecological value and considered unlikely to change. As described within the Technical Note: Ecology (FPCR, June 2026), the other neutral grassland was dominated by coarse grasses and herbs were low in abundance. The area is very small and contains a high proportion of undesirable species such as creeping thistle and common nettle. The survey was undertaken just outside the optimal survey period and the sward remained unmanaged, with growth from the season still present and identifiable. Previous surveys of the grassland were undertaken in April 2019 and the grassland was found to be predominantly unchanged during the update habitat assessment. Therefore, it was considered highly unlikely any additional species would be present that would improve the score of the condition assessments for the current assessment.
- 4.18 The UKHab survey took into consideration the presence of invasive non-native species, however this survey did not constitute a full survey for the presence of this group which would come with its own survey requirements.
- 4.19 No other limitations specific to this survey influenced this assessment.

5.0 RESULTS

Desktop Study

Statutory Designated Sites

- 5.1 The locations of designated Sites identified within the desktop study search area have been presented on *Figure 1*.
- 5.2 The Site does not fall within the designation boundary of any site of international, national or regional nature conservation importance. A single site of international importance is present within 15km and no sites of national importance are present within 2km of the application site.
- 5.3 The River Mease SAC is located approximately 8.8km to the north-west at its closest point. Annex II species that are a primary reason for the designation of this SAC are spined loach *Cobitis taenia* and bullhead *Cottus gobio*, both internationally notable species that occur as nationally significant populations within the river. Annex II species present as a qualifying feature, (but not primary reasons for site selection) include white-clawed crayfish *Austropotamobius pallipes* and otter *Lutra lutra*. Annex I habitats present as a qualifying feature (but not a primary reason for site selection) include water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitriche-Batrachion* vegetation.
- 5.4 Given the distance from the site to the SAC and its location outside of the River Mease catchment area²², any significant effects as a result of the proposals are considered unlikely. The River Mease SAC has therefore been scoped out of further assessment.

SSSI Risk Impact Zones

- 5.5 There were no nationally significant designated sites within 2km of the Site boundary, however a review of the MAGIC on-line database confirmed that the site is located on the outer limit of the SSSI Impact Risk Zones for Newton Burgoland Marshes SSSI located approximately 4.8km north-west of the Site. Residential development is not listed as a development type that Natural England would consider as a potential impact risk to the SSSI given the intervening distance. The Site is isolated from the SSSI by a network of roads; therefore, no direct impact is anticipated to the conservation value of this site. Indirect impacts are unlikely given the relatively small scale of the development, the intervening distance and availability of public footpaths in the surrounding countryside. Newton Burgoland Marshes SSSI has therefore been scoped out of further assessment.

Non-Statutory Designated Sites

- 5.6 Two Local Wildlife Sites (LWS), nine Candidate LWS (cLWS), six Potential LWS (pLWS) and 12 historic pLWS were located within 1km of the Site (*Figure 1*).
- 5.7 Three sites were immediately adjacent to the Site: A historic pLWS to the west (consisting of rough grassland and tall herbs) and east (consisting of marsh habitat) of the Site. Barlestone Bosworth Rd Hedge (east side) is a cLWS to the south east.
- 5.8 Given the nature of the development and the proximity of the non-statutory sites, all are scoped into further assessment and considered to be of up to County importance.

²² http://www.south-derbys.gov.uk/Images/River%20Mease%20Catchment%20Area%20Map_tcm21-209510.pdf

Protected/Notable Species

- 5.9 The locations of protected species records provided by LRERC are shown on *Figure 2a* and *Figure 2b*. Species records were returned from the record centre from a 1km radius (*Figure 2a*). Bat records were provided at a 2km radius (*Figure 2b*).

Mammals

- 5.10 A number of badger *Meles meles* records were identified within 1km of the site consisting of setts, badger remains and camera trap records.
- 5.11 Many of the bat records returned from within 2km of the Site are centred around Barlestone Wet Woodland and Marsh cLWS, which is located 244m to the east of the Site. The closest record was one on-Site record of common pipistrelle *Pipistrellus pipistrellus* and several species were recorded to the east of the Site along Bosworth Road, including serotine *Eptesicus serotinus*, Whiskered bat *Myotis mystacinus*, noctule *Nyctalus noctule*, Nathusius' pipistrelle *Pipistrellus nathusii* common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared *Plecotus auritus*. Several roost records were also returned, the closest of which was a non-maternity summer roost of common pipistrelle located around Bosworth Road, c. 65m east of the Site.
- 5.12 Hedgehog *Erinaceus europaeus* have been recorded within 1km of the Site. 29 hedgehog records were recorded, the closest of which was approximately 50m north of the Site.
- 5.13 Three records of otter *Lutra lutra* were identified between 2015-2022. The closest records were from camera traps from 2019 and 2022 300m east of the site.
- 5.14 Five records of water vole were identified between 2006-2020. The closest records were burrows and feeding signs from 2011 and 2012, 400m to the east of the site boundary.

Birds

- 5.15 24 notable species of bird were recorded within 1km of the Site, several of which were recorded in May Meadow and adjacent sites, a cLWS, approximately 140m north-east of the Site. Most notable records within this area include Schedule 1 species redwing *Turdus iliacus*, fieldfare *Turdus pilaris* and peregrine falcon *Falco peregrinus*. A full overview of these records can be found within the Combined Bird Survey Report (FPCR, 2026),

Herpetofauna

- 5.16 A single record of great crested newt (GCN) *Triturus cristatus* was recorded 840m of the Site, within a historical pLWS (Fig 1; 26). Common toad *Bufo bufo* were recorded 175m south-east of the Site within a cLWS stream (Fig 1; 5). Records confirming breeding for common toad were also returned from Fulford Pond, approximately 130m south-east of the Site. No records of any reptile species were returned.

Invasive Non-Native Species

- 5.17 Himalayan balsam *Impatiens glandulifera* has been recorded 260m from the Site, in a stream to the south-east of the Site potentially connected to ditch D1.

Notable Invertebrates

- 5.18 Several notable invertebrate species records were returned from within 1km of the Site, the closest of which being the beaded chestnut *Agrochola lychnidis*, mouse moth *Amphipyra*

tragopoginis, and rosy rustic *Hydraecia micacea*, all recorded 105m north-west of the Site within residential development.

Notable Plants

- 5.19 Bluebell *Hyacinthoides non-scripta* has been recorded along Bosworth Road, east of Barlestone Community Centre, 84m east of the Site.

Field Survey

UKHab Survey

- 5.20 The locations of the habitats described below are illustrated in *Figure 3: Baseline Habitats Plan*.

Arable

- 5.21 Much of the Site consisted of a field of arable land, present as winter stubble, at the time of survey with no field margins of higher quality habitat. The land is under a rotation system of maize: winter wheat: winter wheat, and herbicides and insecticides were spread onto the stubble in preparation for the second season of winter wheat at the time of survey.
- 5.22 This species poor and highly managed habitat was considered to be typical of arable environments and was a common and widespread habitat with limited ecological value. This habitat was therefore considered not to be an important ecological feature within the context of this assessment.



Photograph 1: Winter stubble comprising majority of Site habitat

Other Neutral Grassland

- 5.23 A small, fenced off and unmanaged section of other neutral grassland was present on the northern edge of the Site. It consisted of grass species such as false oat grass *Arrhenatherum elatius*, cocksfoot *Dactylis glomerata*, red fescue *Festuca rubra* and herbaceous species such as field bindweed *Convolvulus arvensis* and broad-leaved dock *Rumex obtusifolia*.
- 5.24 This grassland habitat was a species-poor example with minimal connections to the wider landscape. It is a common and widespread habitat typical of arable environments with limited ecological value. As discussed within the limitations section above, the survey timing was not

considered to be a constraint for this grassland and this habitat was therefore considered not to be an important ecological feature within the context of this assessment.



Photograph 2: Other neutral grassland to north of Site

Individual Trees

- 5.25 30 trees were present on and immediately adjacent to the Site²³, of which only one (T27) was located outside of a hedgerow. T27 was a mature pedunculate oak *Quercus robur* tree located along the northern edge of the Site.



Photograph 3: Tree T27

- 5.26 The tree resource comprised native species, the majority of which were classified as being of moderate quality within the Arboricultural Assessment, and provide habitat for wildlife within the Site. Therefore, trees are considered to be of importance at a Local scale.

²³ FPCR (2026) Arboricultural Assessment – Land off Cunnery Close, Barlestone

Hedgerows

- 5.27 A total of four hedgerows were present onsite. Table 1 provides a summary description of each hedgerow and an assessment of their importance and priority habitat status.

Table 1: Onsite Hedgerow Descriptions

Ref	Canopy Species	Length Height Width	Description	Priority Habitat?	Important under REGS?
H1	Cm, Rc, Sn, Fe, Ca, Ug, Sc, Qr, Ps	85m 4m 3m	H1 was a c. 85m long species-rich hedgerow located along the north-east side of ditch D1. It comprised abundant blackthorn <i>Prunus spinosa</i> with frequent wych elm <i>Ulmus glabra</i>, and occasional hawthorn <i>Crataegus monogyna</i>, dog rose <i>Rosa canina</i>, elder <i>Sambucus nigra</i>, ash <i>Fraxinus excelsior</i>, hazel <i>Corylus avellana</i>, and pedunculate oak. It's ground flora consisted of the commonly occurring common ivy <i>Hedera helix</i>, common nettle <i>Urtica dioica</i>, bramble <i>Rubus fruticosus</i> agg. and field horsetail <i>Equisetum arvense</i>. The hedgerow supported an average of 5 species per 30m sample section. It had <10% gaps, connections scoring 3 points, and a ditch for over 50% of its length however it did not meet the definition of an important hedgerow.	✓	X
H2	Ac, Fe, Cm, Rc, Qr, Ca, Ia, Sc, Ah, Up, Ps	210m 5m 2m	H2 was a continuation east of H1 of the boundary features along the southern edge of the Site. However, it was different in structure and management. It was approximately 210m in length and was made up mostly of field maple <i>Acer campestre</i> with locally frequent goat willow <i>Salix caprea</i> and blackthorn, occasional hawthorn, dog rose, pedunculate oak, and hazel. English elm <i>Ulmus procera</i> and horse chestnut <i>Aesculus hippocastanum</i> were found at rare frequencies. Ground flora consisted primarily of common ivy. There were a number of trees within the length of the hedgerow including mature ash and oak, and young ash, field maple, oak and goat willow. Hedgerow H2 was considered an important hedgerow under the Hedgerow Regulations due to its average of >6 woody species per 30m survey length, the presence of >1 tree per 50m length, <10% gaps, and the presence of a ditch along at least 50% of its length.	✓	✓
H3	Ac, Rc, Qr, Cm, Pa, Ca	180m 13 3	Hedgerow H3 was located on the Site's eastern boundary and was approximately 180m in length. It was dominated by field maple, with occasional hawthorn, and rare instances of wild cherry <i>Prunus avium</i> , hazel, dog rose, and pedunculate oak. It was	✓	X

Ref	Canopy Species	Length Height Width	Description	Priority Habitat?	Important under REGS?
			overgrown but managed heavily up to 1.5m of its height. Owing to its species-poor nature, and lack of sufficient associated features, it did not meet the definition of an important hedgerow.		
H4	Ac, Cm, Fe, Rc	175m 13 3	Hedgerow H4 was located along the Site's eastern boundary and was approximately 175m in length. It was dominated by field maple, with occasional hawthorn and rare instances of ash and dog rose. The hedgerow was overgrown at the canopy but heavily pruned up until approximately 2m of its height. Ground flora was largely made up of common ivy. Owing to its species poor nature, and lack of sufficient associated features, it did not meet the definition of an important hedgerow.	✓	X

Key: Ac: Field maple *Acer campestre*; Ah: Horse chestnut *Aesculus hippocastanum*; Ca: Hazel *Corylus avellana*; Cm: Hawthorn *Crataegus monogyna*; Fe: Ash *Fraxinus excelsior*; Ia: Holly *Ilex aquifolium*; Pa: Wild cherry *Prunus avium*; Ps: Blackthorn *Prunus spinosa*; Qr: Pedunculate oak *Quercus robur*; Rc: Dog rose *Rosa canina*; Sc: Goat willow *Salix caprea*; Sn: Elder *Sambucus nigra*; Ug: Wych elm *Ulmus glabra*; Um: Elm *Ulmus minor*; Up: English elm *Ulmus procera*.

- 5.28 As the hedgerows were all priority habitats and H2 an important hedgerow, they were considered to be of importance at a Local scale.



Photograph 4: Hedgerow H2 including Tree T12

Wet ditch

- 5.29 A 315m long ditch was located adjacent to the southern Site boundary (offsite), running west to east with a sluggish flow. The ditch was between 0.5-1m wide and the banks were flat-to-shallow throughout with minimal vegetation and dominated by scrub and ivy *Hedra helix* and shaded throughout by bankside trees. Water depth varied being less than 0.5m on average but pools formed where the depth was >0.5m. Aquatic vegetation was present only at intervals and included species such as fool's-water-cress *Helosciadium nodiflorum* and the channel substrate changed from gravel to silt/mud as it moved east.
- 5.30 The ditch was considered to be of importance at a Local scale.

Other

- 5.31 *Rhododendron ponticum* was present as a small section of shrubbery in the north-eastern corner of the Site. *Rhododendron* is listed on Schedule 9 of the WCA 1981 (as amended) and due to the legislative considerations, this is included as an important ecological feature in a legislative context.

Protected Species

- The Site is considered to have the potential to support the following species/groups:
 - Bats;
 - Badgers;
 - Birds;
 - Herpetofauna;
 - Invasive Non-Native Species; and
 - Otter & water vole.
- 5.32 Full details of the further surveys are provided in the species-specific reports; however *Table 2* summarises the key findings.

Table 2: Summary of Protected/Notable Species Assessments

Species/Group	Survey Results Summary and/or Site Suitability Assessment
Badger	24 Badger <i>Meles meles</i> records were identified within 1km of the site consisting of setts, badger remains and camera trap records. No setts were recorded on Site or in suitable habitat within a 30m buffer of the Site. Suitable habitat for foraging badger was present on Site in the form of a small portion of other neutral grassland and arable habitat (which may provide a seasonal foraging resource depending on crop type) with well-formed boundary features and there was evidence of site use including droppings, hair, and scavenged hedgehog remains. No badger setts were recorded during previous surveys of the Site in 2019. Badger are common and widespread in England and the Site is therefore considered to be of no more than Local value for this species. The Protection of Badgers Act 1992 however requires development proposal to have regard for this species.
Bats (Bat Report, FPCR 2026).	Consultation with LRERC identified 402 bat records within 2km of the Site. A search of MAGIC identified two EPS mitigation licences (EPSML) issued for common pipistrelle roosts by Natural England within 2km of the Site <u>Roosting</u> All trees on site were assessed for roosting bat potential in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition. Tree T12, a mature ash tree within hedgerow H2, was assessed from ground

	level and recorded to contain Potential Roost Features (PRFs), with Further Assessment Required (FAR) if impacted by the proposals. The rest of the trees on Site were also assessed and were of negligible suitability for roosting bats (NONE). A single tree across the site provides suitable roosting habitat. The site is therefore considered to be of Site importance for roosting bats. <u>Foraging and commuting</u> The perimeter hedgerows, treelines and ditch corridor were of value to bats for foraging and commuting, providing links around the site and into the wider area. The arable land was considered to be of limited value due to its homogenous nature and lack of diversity and is unlikely to provide a rich source of invertebrates as a foraging resource. Activity surveys found common and widespread species utilising the site with common pipistrelle the most dominant. Other species recorded include soprano pipistrelle <i>Myotis spp.</i>, noctule and low registrations of brown long-eared bat, <i>Nyctalus spp.</i>, Leisler's bat and Nathusius' pipistrelle. The highest levels of bat activity were recorded along the Site boundaries, particularly where mature trees and hedgerows provide foraging opportunities. Activity was notably higher within the western part of the Site, where boundary vegetation and connectivity to surrounding habitats create favourable commuting and foraging conditions. All hedgerows, trees and other boundary habitats that support the highest levels of bat activity will be retained and incorporated into the green infrastructure network enhancing their value. These features will continue to provide important commuting routes and foraging habitat, maintaining connectivity between the Site and the wider landscape. Results of activity surveys are consistent with findings in 2019, which both found unremarkable use of the Site that is consistent with a locally important bat population. The Site provides moderate quality foraging and commuting habitat for an assemblage of common and widespread bat species and is therefore considered to be of no more than Local importance.
Birds Combined Bird Survey Report, FPCR 2026	No notable bird species records were returned from within the Study Area. A total of 85 records including 24 notable bird species (i.e. those that appear on WCA Sch.1, NERC S.41 Species of Principal Importance or the BTO BoCC red/amber lists) were returned within 1km of the Study Area, or within 1km grid squares which encompass this search area. A single Winter Bird Survey was undertaken on 18th November 2025 and a single scoping breeding bird survey was undertaken 28th April 2026. Due to the limited habitats and suitability on site and limited species recorded these surveys were considered sufficient to determine the population status of breeding and winter birds in the survey area. During the winter bird survey a total of 21 species were recorded within the survey area, including nine 'notable' species. Species recorded are typical of the habitat present onsite and all are considered to be common and

	widespread species, typical of the farmland and boundary habitats. Arable habitats onsite were of limited suitability for the majority of species recorded, with only woodpigeon <i>Columba palumbus</i> and kestrel <i>Falco tinnunculus</i>, both amber listed species, recorded foraging. During the breeding bird survey a total of 23 species were recorded within the survey area, including seven 'notable' species. The bird species recorded within the Study Area are typical of the habitats present in a regional context, being heavily influenced by the intensive arable agricultural cultivation of the land. All species recorded were common and widespread generalist species. Hedgerows and woodland features along the boundaries of the Study Area supported a range of species. Notable species include woodpigeon, wren <i>Troglodytes troglodytes</i>, song thrush <i>Turdus philomelos</i>, and dunnock <i>Prunella modularis</i>, all of which are typical of farmland edge hedgerows in the breeding season. The Site provides some foraging habitat for both the breeding and winter bird assemblage, particularly at boundary habitats. However, with the limited assemblage of common and widespread species and low numbers recorded, the Site is considered to be of no more than Local importance for its bird assemblage.
Great Crested Newt (GCN) Appendix B – DLL certificate (IACPC)	A single great crested newt record was recorded from 2021 840m north of the site. Pond P1, located approximately 130m to the south-east of the Site may have the potential to support GCN. The 2019 Ecological Appraisal indicates that historic surveys (2013) undertaken for GCN did not record this species. The Site provided some limited suitable terrestrial for GCN at the boundaries, however the arable land dominating the Site was of negligible value. Access to survey the pond was denied and therefore the applicant has a signed IACPC agreement with Natural England to enter into the District Level Licence (DLL) scheme to appropriately mitigate for the loss of any GCN habitat. As such, GCN are not considered a constraint to the proposals, and are ruled-out of further assessment.
Reptiles	No records of reptile species were identified. The small portion of other neutral grassland to the north of the Site was isolated due to the surrounding unsuitable habitat which comprised of residential development, roads and arable fields. The arable field margins were narrow and not connected to off-site suitable habitat in the wider area. Given these factors and the small size of the study area it was deemed to be unsuitable to support a viable reptile population and this species group has been scoped out of the assessment. No further survey is therefore required for reptiles.
Invasive Non-Native Species	Mink <i>Neogale vison</i> footprints were identified within the ditch D1 to the Site's west during the otter & water vole surveys. Due to the legislative considerations, this species is included as an important ecological feature in a legislative context.

Notable Invertebrates	The intensively managed arable habitat and low diversity neutral grassland found on Site was deemed to be unlikely to support any meaningful notable invertebrate assemblages. Invertebrates have therefore been scoped out of the assessment.
Otter & water vole Riparian Mammal Report, FPCR 2026	Three records of otter <i>Lutra lutra</i> were identified between 2015-2022 and five records of water vole were identified between 2006-2020. One watercourse (D1) was located offsite adjacent to the southern boundary of the site. The ditch was considered to be a suitable but poor example of water vole habitat with low water levels, gentle banks, limited foraging vegetation and dominating scrub coverage. The watercourse was considered to support suitable habitat for holt creation however provided limited foraging opportunities. No evidence to indicate the presence of otter or water vole was recorded in association with the site during surveys. Water vole and otter are therefore not considered to be a constraint to proposals and the site is therefore considered to be of negligible value for this species.
Other notable species	A number of hedgehog records were identified within 1km of the site the majority of which were east of the site within Barlestone village. A hedgehog carcass was found within the grassland to the north of the Site, suggesting the potential use of the area by this species for refuge, foraging and commuting. The Site was considered to be of potentially no more than Local Importance for this species.

Summary of Important Ecological Features

- 5.33 The suite of surveys has thus far demonstrated that the proposals have the potential to affect a range of important ecological features. These are summarised in *Table 3* and assigned a geographic context based on survey results, relevant legislation and policy.

Table 3: Summary of Important Ecological Features

Important Ecological Feature	Relevant Legislation/Policy	Geographic Scale	Rationale
------------------------------	-----------------------------	------------------	-----------

Habitats	BAP, LBAP, S41, HRegs	Local	Hedgerow H2 was deemed to be an Important Hedgerow in accordance with The Hedgerow Regulations (1997) and the all hedgerows are considered to be a priority habitat²⁴ Three mature trees on Site are deemed Habitats of Local Importance as per the LBAP²⁵.
----------	-----------------------	-------	---

²⁴ Natural Environment and Rural Communities Act (2006) Section 41. Species and Habitats of Principal Importance.

²⁵ LERC (2016) Leicester, Leicestershire & Rutland Biodiversity Action Plan.

Badger	Bern3, PBA	Local	Suitable habitat for foraging badger is present on Site, with evidence of site-use found to be present. No Setts were identified on Site or within suitable adjacent habitat.
Bats	BAP, Bern2, Bonn2, CHS2, HDir2, HDir4, LBAP, S41, WCA5	Local	Potential roosting habitat in the form of T12 was found on Site. Low levels of common bat species activity have been recorded onsite and there are commuting and foraging opportunities provided by boundary habitats.
Birds - Breeding	WCA1, NERC S41, UKBR/UKBA	Local	On-site habitats are considered to provide suitable habitat for an assemblage of common and widespread urban edge/generalist species and woodland edge species.
Birds - Wintering	WCA1, S41, UKBR/UKBA	Local	On-site arable habitats provided limited foraging suitability for the assemblage recorded, with only woodpigeon and hunting kestrel recorded utilising the field. The boundary features to the west, which included woodland continuing off-site, held the most importance and much of the assemblage.
Invasive Non-Native Species	WCA9, INNS	Local	A small stand of Rhododendron was identified within the north-eastern corner of the Site. Mink footprints were identified adjacent to the Site within ditch D1.
Other species	Bern3, S41	Local	Hedgehog were found to use the Site for foraging and commuting, with suitable habitat found in the other neutral grassland on the north and in the boundary features to the west, south and east.

Key: Bern2: Bern Convention on the Conservation of European Wildlife and Natural Habitats, Appendix 2; Bern 3: Bern Convention on the Conservation of European Wildlife and Natural Habitats, Appendix 3; Bonn2: Bonn Convention on the Conservation of Migratory Species of Wild Animals, Appendix 2; CHS2: The Conservation of Habitats and Species Regulations 2017 (as amended), Schedule 2; CHS4: The Conservation of Habitats and Species Regulations 2017 (as amended), Schedule 4; CITES-A: Convention on International Trade in Endangered Species, Annex A; HDir2: Habitats Directive, Annex II; HDir4: Habitats Directive, Annex IV; INNS: Invasive Non-Native Species; LBAP: Leicestershire & Rutland Local Biodiversity Action Plan; LRPR (2022): VC55 Rare Plant Register 2022; PBA: Protection of Badgers Act; S41: Natural Environment and Rural Communities Act 2006 Section 41; UKBA: RSPB/BTO Birds of Conservation Concern – Amber List (not based on IUCN criteria); UKBR: RSPB/BTO Birds of Conservation Concern – Red List (not based on IUCN criteria); WCA1.1: Wildlife & Countryside Act 1981 (as amended) Schedule 1.1; WCA5: Wildlife & Countryside Act 1981 (as amended) Schedule 5; WCA9: Wildlife & Countryside Act 1981 (as amended) Schedule 9.

6.0 DISCUSSION

Development Proposals and Intrinsic Mitigation

- 6.1 The proposals are for an Outline Planning Application for the development of the site for new homes along with the creation of access, landscaping and associated works to facilitate the development.
- 6.2 The proposals have sought ecological input during an early phase of the design process to ensure that the impacts on ecological receptors will be kept to a minimum. The results of faunal surveys have been used to design the scheme to keep negative impacts to a minimum. The proposed scheme includes the following intrinsic ecological avoidance, mitigation and enhancement measures:
- Green infrastructure (GI) proposals will provide opportunities for habitat creation, including species-rich meadow grassland, mixed scrub, and SuDS habitats.
 - Mature trees will be retained, with root protection areas (RPA) adequately buffered. Tree loss does not occur within the proposed scheme.
 - Hedgerows will be retained and adequately buffered within the development.
 - Development platforms have been sited on areas which are currently subject to intensive management and which are dominated by arable that are common and widespread habitats.
 - SuDS basins and swales will provide a green/blue corridor through the scheme. These offer opportunities for habitat creation and increased habitat diversity.
 - Proposals include additional tree planting within the development area, with them included along streets and within GI areas to create groups of individual urban trees.

Biodiversity Net Gain and Habitat Enhancements

- 6.3 A Statutory Biodiversity Metric has been completed for the application. This metric demonstrates that the proposals are capable of achieving a biodiversity net gain in excess of the minimum 10% requirement of the Environment Act for habitat, hedgerow and watercourse units. Under the indicative proposals, the scheme will achieve a gain of 10.30% in habitat units, 46.14% in hedgerow units and 15.60% in watercourse units. Full details of the BNG assessment prepared for the Site are provided in a separate BNG Report Rev B (FPCR 2026)²⁶.

²⁶ Biodiversity Net Gain Report – Land off Cunliffe Close (FPCR, 2026).

Standard Mitigation - Core Documents

6.4 The following lists the core documents that will secure the mitigation and enhancement measures described in this report. They can be secured through appropriately worded pre-commencement planning conditions, attached to the application to be submitted and discharged prior to the commencement of works.

- **Construction and Environmental Management Plan for Ecology (CEMP: Ecology):** This pre-commencement document contains the necessary Method Statements to ensure protected species are not unlawfully harmed during ground clearance, earthworks and during construction. The document will include an Ecological Constraints and Mitigation Plan drawing that clearly shows the location of constraints and details mitigation required, where necessary. This will also provide measures for removal WCA Sch9 Invasive Non-native plant species from the Site.
- **Habitat Management and Monitoring Plan (HMMP):** this provides planting/landscape information that includes both the landscape and ecology features and their management for an appropriate period. In accordance with the planning practice guidance (PPG) for BNG, this document can be submitted as part of a Biodiversity Gain Plan once full planning permission has been received. This document can also include ecological enhancement and management information as appropriate to demonstrate how the biodiversity net gain measures will be delivered and can also include the final Ecological Mitigation and Enhancement Plan that shows location of wildlife boxes and other proposed features.

Assessment of Likely Significant Effects on Important Ecological Features

6.5 The status of the important ecological features (IEFs) identified within the survey area have been reviewed against the proposals and intrinsic mitigation to determine whether there are any impact pathways and whether any of these will lead to a likely significant effect. These are assessed in *Table 4*. The requirement for additional mitigation measures above the intrinsic mitigation has been considered for each of the IEFs where they can reduce the scale of negative effects or encourage a positive effect.

Table 4. Assessment of Likely Significant Effects on Important Ecological Features

IEF: Non-Statutory Sites	
Assessment of Impacts	Two LWS, nine candidate LWS, six potential LWS, and 12 historic potential LWS were located within 1km of the site, with two historic pLWS (Rough Grassland and Tall Herbs to the west, and Marsh to the east) and one cLWS (Barlestone, Bosworth Rd Hedge (east side)) adjacent. There will be no loss of habitat from non-statutory sites as a result of the proposals. Increased visitor pressure and recreational footfall as a result of the proposed development is not anticipated due to either a lack of public access or their proximity to the Site. The Rough Grassland and Tall Herbs historic pLWS is publicly accessible and previously appeared to have been regularly used for recreation. However, scrub succession has resulted in the site being less accessible to the public. An abundance of other public footpaths and bridleways are expected to

	provide adequate release of the increase in recreational pressure from the Local Wildlife Sites as a result of the proposed development. Given the close proximity of the three adjacent non-statutory sites, there is potential for impacts from pollution incidents and dust deposition.
Predicted Effect	In the absence of mitigation, there is potential for a not-significant negative effect at a county scale .
Mitigation	A Construction and Environmental Management Plan (CEMP) will be developed to ensure that there are no impacts on adjacent Local Wildlife Sites during the construction phase of the development.
Compensation	N/A
Enhancement	N/A
Residual Effects	The successful implementation of the mitigation measures outlined above would ensure that residual effects related to pollution impacts to Neutral .
IEF: Habitats (hedgerows, trees and watercourse)	
Assessment of Impacts	Several habitats present within and adjacent to the site including trees, native hedgerows H1-H4 (including hedgerow H2, which qualified as 'Important' under the Hedgerow Regulations) and the watercourse (D1). All these features are to be retained by current proposals. During the construction phase, there will be the potential for disturbed soil to enter the ditch, and/or accidental fuel and other pollutant spillages to enter the ditch resulting in a potential negative effect on flora and fauna. During the operational phase there remains a risk of negative impacts from silt laden surface water entering the ditch through the Site's drainage system, together with surface water contamination from, for example petrochemicals, which are toxic to aquatic life. The retained trees and hedgerows have the potential to be impacted during construction by accidental damage and via dust deposition. In the absence of mitigation, this could result in habitat loss or degradation.
Predicted Effect	In the absence of mitigation, there is potential for a not significant negative effect at a local scale .
Mitigation	Retained trees and hedgerows should be suitably protected throughout the construction works i.e. working methods will adhere to standard best practice guidance including BS5837 Trees in Relation to Construction – Recommendations: 2012 for trees and hedgerows. The proposed scheme includes a riparian buffer zone along the southern boundaries of at least 10m width, and new planting to reduce informal encroachment of the existing banks, and a sustainable urban drainage basin to reduce the intensity of water run-off.

	All site preparation and construction work on Site will be undertaken in accordance with all relevant "good practice guidance" to be set out in the CEMP, including the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Guidance for Pollution Prevention - Works and maintenance in or near water: GPP5 ²⁷ in order to minimise the risk of disturbance or pollution of the ditch.
Compensation	Approximately 108 small, urban trees will be planted as part of the proposed scheme. It is recommended that locally occurring native tree species and/or flower/fruit/seed bearing species of known wildlife value are used to enhance the value of the Site for foraging wildlife. Approximately 370m of species-rich native hedgerow will be created as part of the proposed scheme.
Enhancement	Ditch D1 will be informally enhanced through the reduction of encroachment on its north side as part of the proposals through creation of neutral and modified grasslands in place of arable land.
Residual Effects	The BNG condition will ensure that proposals will result in an overall gain. Following compensation therefore it is predicted there will be a not-significant positive effect at a Local Scale.
IEF: Badger	
Assessment of Impacts	There are no badger setts within the Site or within 30m of the Site boundary, however evidence of Site use for foraging and commuting was recorded at the time of the survey. The proposals will result in a temporary loss of foraging habitat available for badgers through the loss of arable (a potential seasonal foraging resource) and the small areas of grassland and field margins. These effects are not considered to be significant as badgers are common and widespread in England. The proposals include extensive habitat creation and enhancement measures which will enhance the existing foraging habitats for badgers. This includes the creation of species-rich native grassland habitats and scrub habitats. During construction, there is a risk of badgers becoming trapped and killed or injured within open trenches.
Predicted Effect	In the absence of mitigation, there is potential for a not significant negative effect at a local scale.
Mitigation	The CEMP produced for the Site will include measures to protect badgers from harm during construction. This can include measures such as any excavations and piping (>200mm in diameter) are to be fenced/capped overnight to deter badgers from entering. Excavations that cannot be covered should have a means of escape for animals

²⁷ Natural Resources Wales, the Northern Ireland Environment Agency and the Scottish Environment Protection Agency. January 2017. *Guidance for Pollution Prevention - Works and maintenance in or near water: GPP 5.*

	that may fall in, such as sloping sides or ramps (i.e. scaffold boards) with a maximum of 1:2 gradient.
Compensation	To offset losses of foraging habitat for badger, the grassland species-mix selected will include a range of seed-rich species to provide additional foraging opportunities.
Enhancement	Additional enhancements will include fruit bearing tree planting within the green infrastructure (GI) to provide an additional foraging resource. The western and southern boundaries of the Site will be buffered by proposed grassland and tree planting, providing a commuting corridor.
Residual Effects	Following compensation therefore it is predicted there will be a not-significant positive effect at a Local Scale .
IEF: Bats	
Assessment of Impacts	One tree on-Site (T12) was determined to require further assessment should impacts be anticipated as a result of the development. Whilst the tree is to be retained and there is a suitable buffer of GI within the development proposals, the lighting regime and potential disturbance during the construction phase of the development has potential to impact roosting bats. The Site is of a moderate suitability for foraging and commuting bats. There is risk of disconnecting and reducing the availability of commuting and foraging habitat for bats across the site.
Predicted Effect	Not significant negative effect at a local scale
Mitigation	All trees are due for retention. Should any impacts be predicted to tree T12 further survey will be undertaken (aerial assessments or nocturnal surveys). During construction, appropriate precautions will be incorporated into a Construction Environmental Management Plan (CEMP) which will be implemented to control the works. To include details of protection of retained habitats during construction. The CEMP should include a lighting strategy in line with current best practice to ensure that retained and new habitat features that are suitable roosting bats are not degraded by new lighting. To minimise potential effects to the local bat population artificial lighting should be carefully designed adjacent to existing and new potential bat foraging areas including tree groups, hedgerows and commuting lines. Where artificial lighting cannot be avoided the lighting scheme will be designed with reference to the Bat Conservation Trust and Institute of Lighting Professionals guidance^{28,29,30} and will be designed to reduce spill and be downwardly directional.

²⁸ Bat Conservation Trust. 2011. *Statement on the Impact and Design of Artificial Light on Bats*.

²⁹ Bat Conservation Trust. 2018. *Bats and Artificial Lighting in the UK*. Guidance Note 08/18. Bats and the Built Environment Series.

³⁰ Institute of Lighting Professionals. 2018. *Guidance note 08/18 Bats and Artificial Lighting in the UK*

Compensation	No loss of boundary habitats is predicted within proposals. Hedgerows to the south are to be enhanced as a bat commuting and foraging habitat through the replacement of poor-quality arable habitat with higher quality species-rich neutral grassland habitat, improving the foraging capacity of the hedgerows. New tree planting and the creation of a SuDS will also improve the area for foraging bats.
Enhancement	Bat boxes should be installed on trees where appropriate to provide a higher quality roosting habitat for bats.
Residual Effects	There may be short term Negative effects whilst new habitats establish and prior to the installation of supplementary artificial roosting habitat. However, in the long term, the overall residual effect on the site bat populations will be a not-significant positive effect at a Local Scale due to the increased provision of roosting habitat and habitat creation.
IEF: Birds	
Assessment of Impacts	Construction operations have the potential to disturb birds using the development area for breeding, roosting, and foraging. Operations likely to disturb breeding birds include noise and displacement during vegetation clearance, initial ground works and some construction activities. If work is carried out during the breeding season, disturbance may lead to nest desertion or the avoidance of the area, thus reducing the suitability of retained nesting areas, such as the woodland and hedgerows. The proposals will likely result in the loss of some breeding and wintering habitat across the site. The hedgerows and boundary habitats were of most value to breeding birds as well as providing suitable foraging and sheltering habitat for a number of winter birds. These habitats will be largely retained. The dominant arable habitat provided limited habitat for breeding and winter birds.
Predicted Effect	In the absence of mitigation, there is potential for a not significant negative effect at a local scale .
Mitigation	Scheme proposals include the creation of SuDS, grassland areas and newly planted scattered trees. These measures are considered appropriate intrinsic mitigation for the loss of arable foraging habitat for the limited winter bird assemblage recorded utilising this habitat. To avoid disturbance to breeding birds, ground and vegetation clearance works will be undertaken prior to the bird-breeding season (March to August, inclusive). If this is not possible, the area will be checked prior to removal of vegetation or ground works by an experienced ecologist. If active nests are found, vegetation will be left untouched and suitably buffered from works until all birds have fledged. Specific advice will be provided prior to undertaking the clearance. This would be a statutory requirement due to the

	protection of all nesting birds and their nests under the Wildlife and Countryside Act, 1981. A suitably qualified ecologist would supervise this.
Compensation	Additional tree and hedgerow planting around the site will provide compensatory nesting opportunities for any lost habitat. Additional tree and scrub planting around the site will provide continuity between retained and created habitats.
Enhancement	Further nesting opportunities will be provided by the provision of nest boxes across the site on suitable trees and buildings. This will consist of a mix of external and internal nest boxes. Refer to the accompanying Combined Bird Survey Report for further details (FPCR, 2026).
Residual Effects	There will be a short-term Negative effect following the removal of vegetation that forms possible breeding habitat, however following the habitat enhancement and creation and installation of artificial nesting boxes, the long-term residual impact will be Neutral. Overall, effects on breeding and wintering birds are assessed as Minor Adverse in the short term, reducing to not-significant positive effect at a Local Scale in the long term due to increase of nesting and foraging provision.
IEF: Invasive Species	
Assessment of Impacts	Rhododendron was present on Site. If left untreated the invasive species will spread and have a negative impact on biodiversity within the Site, and potentially the local area. It is therefore recommended that a specialist invasive weed contractor is contacted prior to commencement of works to treat or remove invasive plant stock and dispose of contaminated soil in appropriate manner as per EA guidelines. Mink may be present on Site.
Predicted Effect	In the absence of mitigation, there is potential for a not significant negative effect at a local scale.
Mitigation	Under the Environmental Protection, (Duty of Care) Regulations 1991 and Environmental Protection Act 1990 Section 34, soil contaminated with these plants is classed as 'controlled waste' and can only be disposed of in a registered landfill site, unless appropriate on-site treatment and disposal is undertaken.
Compensation	No compensation required.
Enhancement	Removal of invasive rhododendron will enhance the small amount of low-quality vegetation currently on Site, as well as prevent the reduction in condition of other habitats on Site through the spread of the species.
Residual Effects	Neutral
IEF: Other Species - Hedgehogs	
Assessment of Impacts	A deceased hedgehog was found during the survey, providing evidence of site use for foraging and/or commuting, however Site

	supports only limited suitable habitat for this species. Several records were returned from the nearby blocks of urban areas, including many associated with road fatalities. During construction, there is a risk of hedgehogs becoming trapped or killed.
Predicted Effect	In the absence of mitigation, there is potential for a not significant negative effect at a local scale.
Mitigation	During the construction phase, it is recommended that materials should not be stored near areas of retained habitat and/or should be hand searched prior to removal, in order to avoid impacts to hedgehog during construction.
Compensation	It is recommended that a 'hedgehog highway' is implemented across proposed gardens whereby a small hole measuring 13x13cm is cut into the base of garden fences to provide an escape route to prevent hedgehogs becoming trapped in gardens.
Enhancement	The habitat enhancement to be delivered by the proposals will improve the Site for this species, particularly the area of other neutral grassland proposed at the south of the Site.
Residual Effects	Neutral

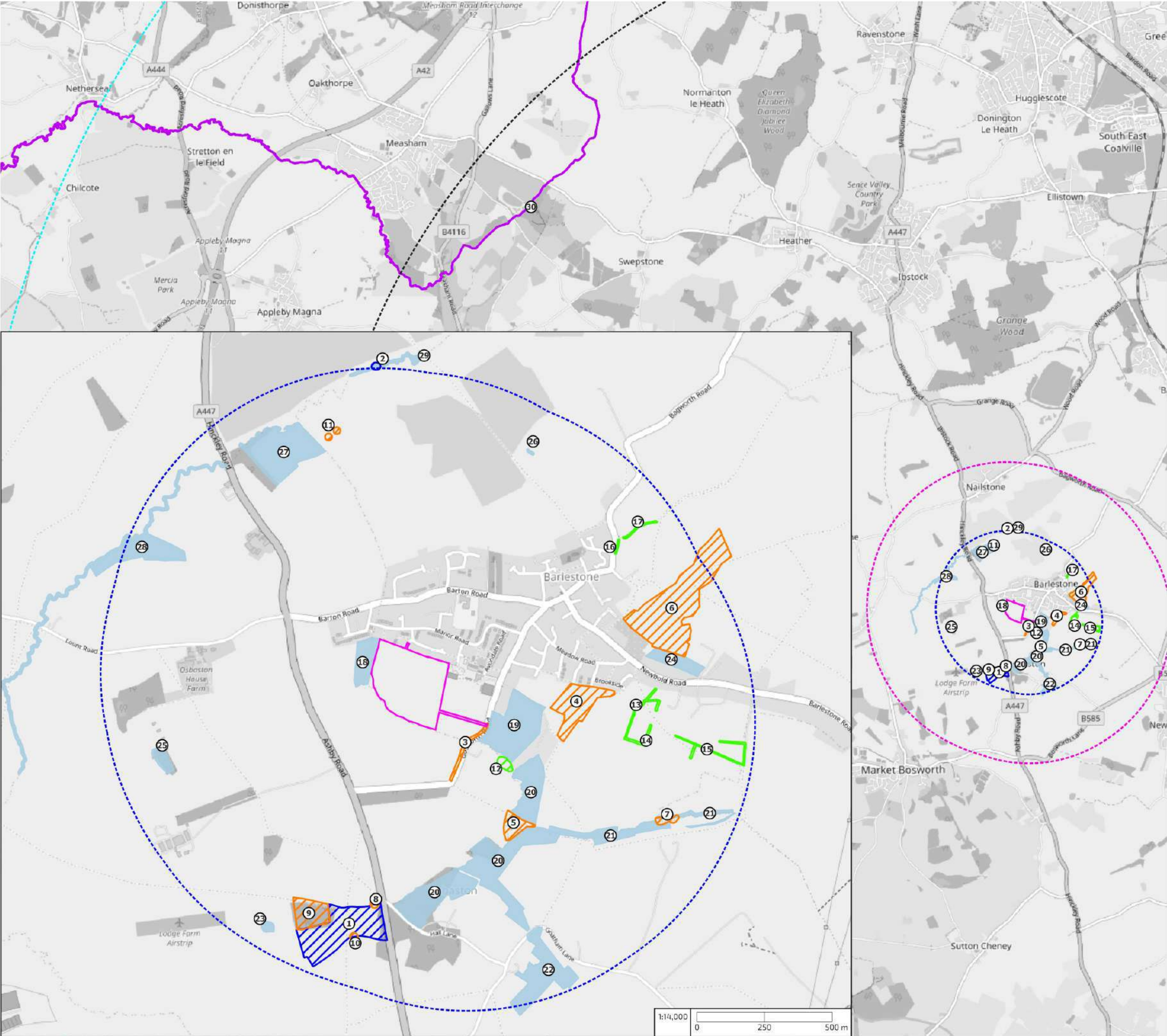
7.0 CONCLUSION

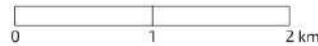
- 7.1 The suite of ecology surveys identified a range of important ecological features on Site and within its zone of influence. The impacts on these were assessed against the proposals for a development of residential housing.
- 7.2 The assessment has demonstrated that in the absence of mitigation, proposals would lead to, at most, a **Not Significant Effect at a Local Scale**.
- 7.3 Proposals have been landscape and ecology led from an early stage in the process, ensuring that the scheme can be designed to mitigate for negative effects associated with the construction proposals and anticipated habitat losses.
- 7.4 Biodiversity net gain calculations have been considered early in the design process to ensure that losses of higher distinctiveness habitats could be minimised and that sufficient opportunities for habitat creation and enhancement could be incorporated into the proposals. This has led to the proposals including significant green infrastructure areas being enhanced with ecology as a focus. This will comprise new species-rich grasslands, hedgerow habitats, trees, SuDS, and scrub. This has allowed the scheme to demonstrate a biodiversity net gain in excess of 10% (the minimum requirements of the Environment Act 2021) for habitat, hedgerows and watercourses on Site.
- 7.5 Through the combination of intrinsic mitigation, targeted mitigation, compensation and enhancement detailed within this EclA, the proposals will lead to **not significant positive effects** for the majority of important ecological features.

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.



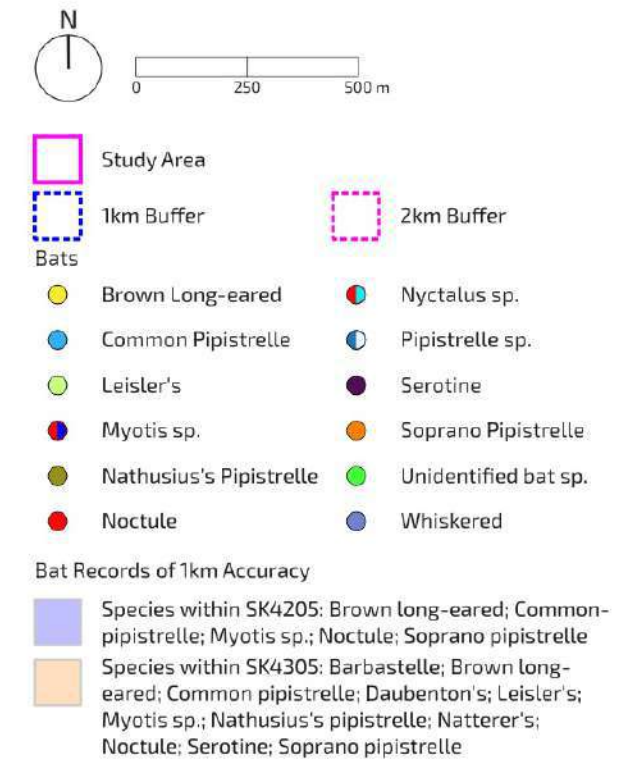
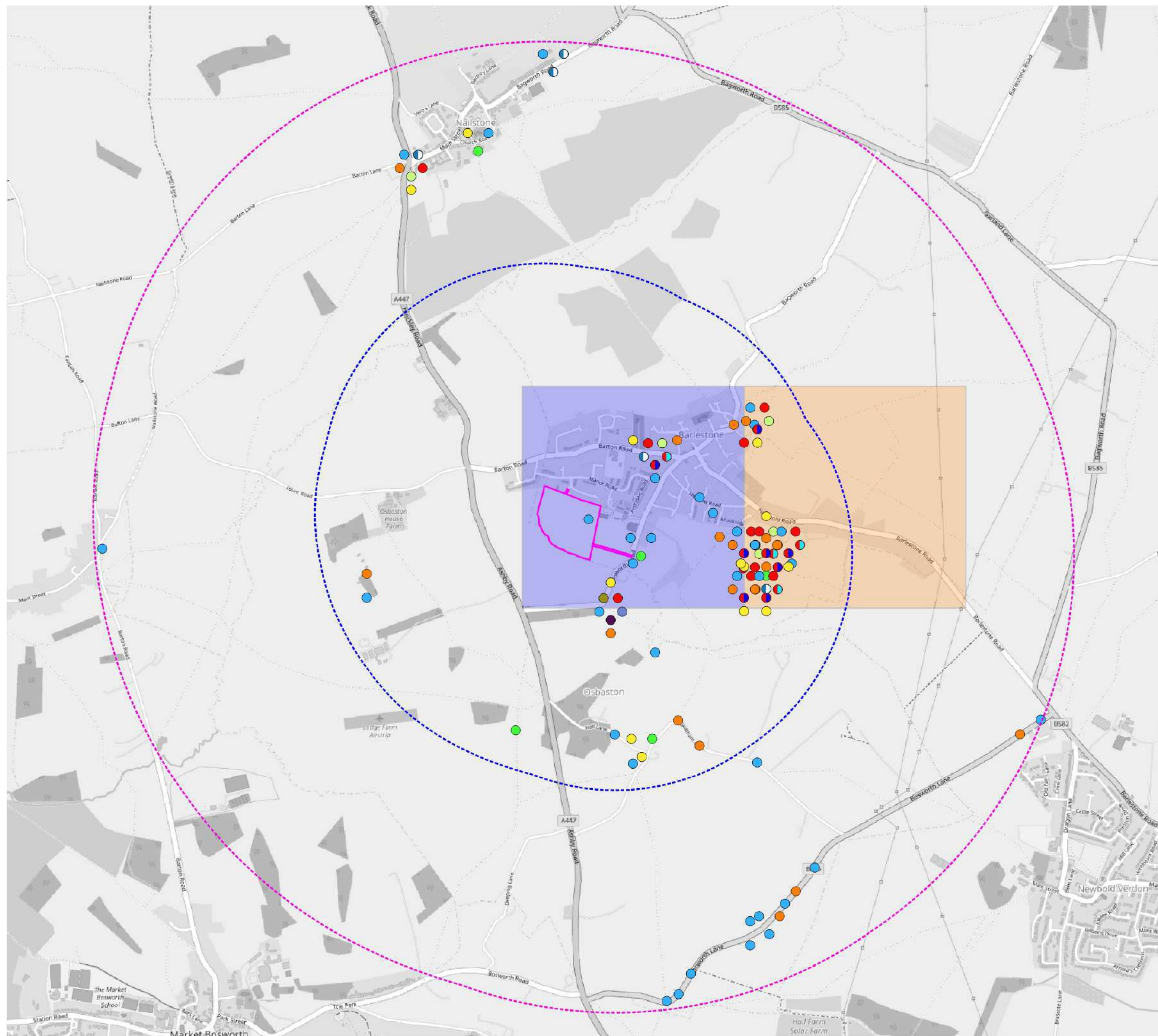
 		
	Study Area	
	1km Buffer	 2km Buffer
	10km Buffer	 15km Buffer
Non-Statutory Designated Sites		
	Local Wildlife Site (LWS)	
	Candidate Local Wildlife Site (cLWS)	
	Potential Local Wildlife Site (pLWS)	
	Historic Potential Local Wildlife Site (pLWS.Hist)	
Statutory Designated Sites (International)		
	Special Areas of Conservation (SAC)	
Ref.	Name	Designation
1	Osbaston Meadow	LWS
2	Black Poplar	LWS
3	Barlestone, Bosworth Rd hedge (east side)	cLWS
4	Barlestone wet woodland and marsh	cLWS
5	Barlestone, marshland along stream towards Osbaston	cLWS
6	May Meadow and adjacent sites	cLWS
7	Barlestone, Field Farm pond	cLWS
8	Osbaston, Ash on path to Dogkennel Spinney	cLWS
9	Osbaston, Dog Kennel Spinney	cLWS
10	Osbaston, Alder by stile S of wet meadow	cLWS
11	Nailstone Ash trees	cLWS
12	Barlestone, The Fulford pond	pLWS
13	Barlestone, hedgerow 1 S of Newbold Rd	pLWS
14	Barlestone hedgerows 3	pLWS
15	Barlestone, hedgerow 2	pLWS
16	Barlestone, Main St hedgerow	pLWS
17	Barlestone, Garden Farm track hedge	pLWS
18	Rough grassland and tall herbs	pLWS.Hist
19	Marsh	pLWS.Hist
20	Goatham plantations, lake and grasslands	pLWS.Hist
21	Hedgerow and grassland	pLWS.Hist
22	Goatham spinneys and marshy grassland	pLWS.Hist
23	Osbaston, 2 Ponds near Dog Kennel Spinney	pLWS.Hist
24	Semi-improved neutral grassland	pLWS.Hist
25	Osbaston, woodland S of Osbaston House Farm	pLWS.Hist
26	Barlestone, pond	pLWS.Hist
27	Osbaston Hollow marsh	pLWS.Hist
28	Osbaston, woodland and marsh along stream N of Lount Rd	pLWS.Hist
29	Stream	pLWS.Hist
30	River Mease	SAC

date 06/03/26
drawn/chid LG / SP

client Gladman Developments Ltd
project Land off Cunners Close, Barlestone

title STUDY AREA AND CONSULTATION RESULTS PLAN - DESIGNATED SITES
scale 1:55,000 @ A3

number FIGURE 1
rev A



date 06/03/26

drawn/checked LG / SP

client Gladman Developments Ltd

project Land off Cunneary Close, Barlestone

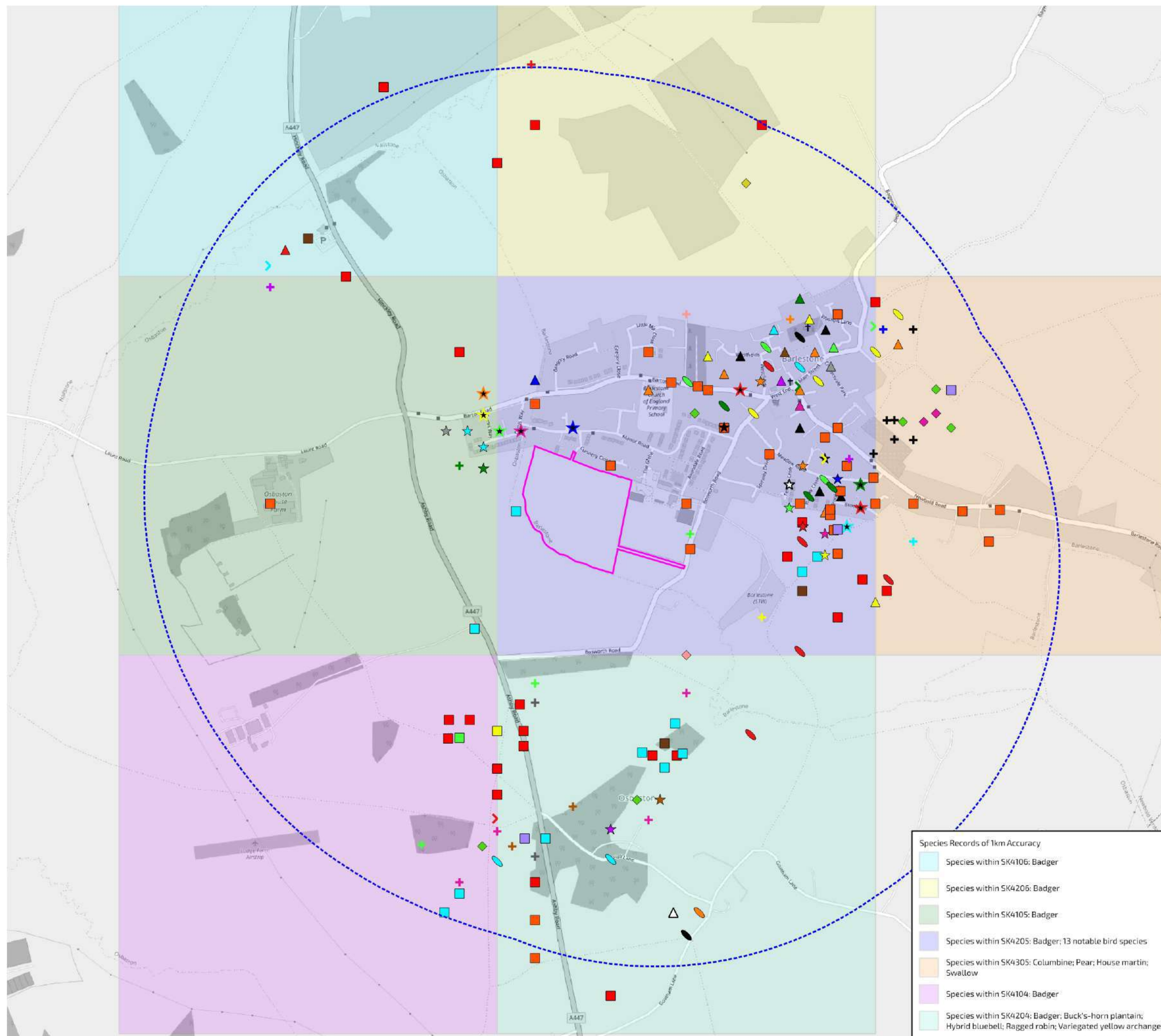
title STUDY AREA AND CONSULTATION RESULTS PLAN - BAT RECORDS

scale 1:17,000 @ A3

number FIGURE 2a

rev A

FPCR | environment & design



- N
0 250 500 m
- Study Area 1km Buffer
- Birds**
- | | | |
|---------------|--------------|--------------|
| Bullfinch | Lapwing | Song Thrush |
| Cuckoo | Linnet | Starling |
| Curlew | Peregrine | Swallow |
| Duncock | Red Kite | Swift |
| Firecrest | Reed Bunting | Tree Sparrow |
| House Martin | Ring Ouzel | Yellowhammer |
| House Sparrow | Skylark | |
- Herpetofauna**
- | | | |
|-------------|--------------------|-------------|
| Common Frog | Great Crested Newt | Smooth Newt |
| Common Toad | | |
- Invasive and Non-Native Species (INNS)**
- | | | |
|---------------------|----------------------|-----------------------------|
| Canadian Water-weed | Himalayan Balsam | Variegated Yellow Archangel |
| Cherry Laurel | Hybrid Bluebell | White Stonecrop |
| Giant Hogweed | Jenkins' Spire Snail | |
| Harlequin Ladybird | Muntjac | |
- Mammals**
- | | | |
|------------|----------|------------|
| Badger | Hedgehog | Polecat |
| Brown Hare | Otter | Water Vole |
- Notable Invertebrates**
- | | | |
|----------------------|-------------------------|-------------------|
| Beaded Chestnut | Ghost Moth | Mouse Moth |
| Blood-vein | Grass Rivulet | Rosy Rustic |
| Buff Ermine | Green-brindled Crescent | Small Phoenix |
| Centre-barred Sallow | Grey Dagger | Small Square-spot |
| Cinnabar | Jumping Weevil | Sprawler |
| Deep-brown Dart | Large Nutmeg | Wall |
| Dot Moth | Mottled Rustic | |
- Notable Plants**
- | | | |
|-----------------|-------------------|-----------------|
| Alder Buckthorn | Pear | Spear Mint |
| Black-poplar | Ragged Robin | Wild Strawberry |
| Bluebell | Scarlet Pimpernel | |
| Columbine | Small-leaved Lime | |

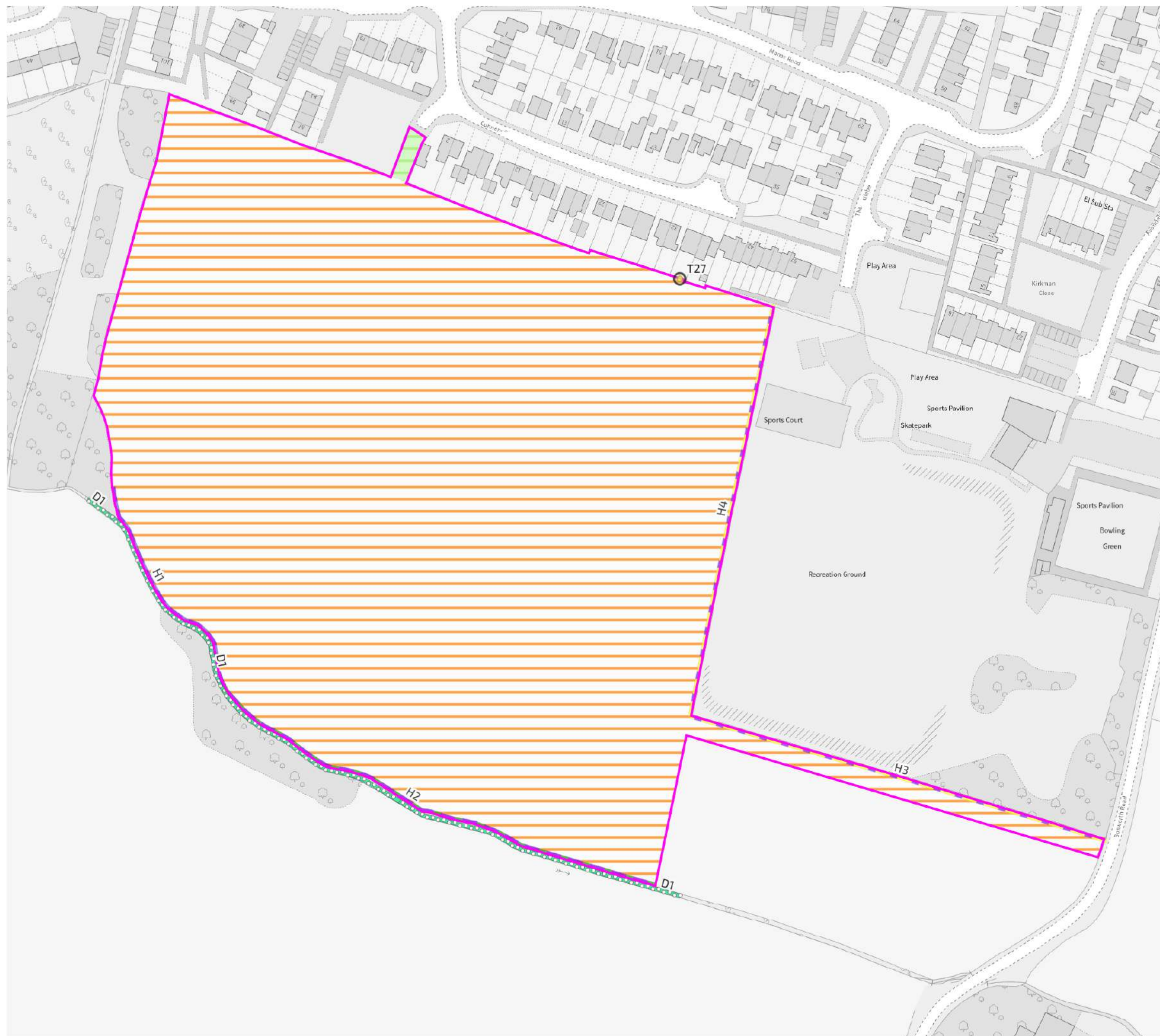
date 06/03/26 drwn/chkd LG / SP

client Gladman Developments Ltd
project Land off Cunners Close, Barlestone

title STUDY AREA AND CONSULTATION RESULTS PLAN - SPECIES RECORDS scale 1:10,000 @ A3

number FIGURE 2b rev A

FPCR | environment & design



- Study Area
- Baseline Habitats
 - Winter stubble
 - Other neutral grassland
- Baseline Hedgerow
 - Native hedgerow
 - Species-rich native hedgerow
 - Species-rich native hedgerow with trees
- Baseline Watercourses
 - Other rivers and streams
- Baseline Trees
 - Existing Large Rural Tree

date	05/03/26	drwn/chld	SAP/RCO
client	Gladman Developments Ltd.		
project	Land off Cunnery Close		
title	BASELINE HABITAT PLAN	scale	1:1,600 @ A3
number	FIGURE 3	rev	A

APPENDIX A: RELEVANT LEGISLATION, POLICY AND GUIDANCE

The Conservation of Habitats and Species Regulations (CHSR) 2017 (as amended)

- 1.1 The CHSR ratifies into UK law the "Habitats Directive" (92/43/EEC) and the "Birds Directive" (79/409/EEC).

European Protected Sites

- 1.2 The CHSR places a duty on the Secretary of State to propose a list of sites which are important for species listed in Annex I and II of the Habitats Directive respectively to the European Commission. Once the Commission and EU Member States have agreed that the sites submitted are worthy of designation, they are identified as Sites of Community Importance (SCIs). The EU Member States must then designate these sites as Special Areas of Conservation (SACs) within six years.
- 1.3 The CHSR requires the compilation and maintenance of a register of European sites to include SACs as well as Special Protection Areas (SPAs) designated for birds. The SACs and SPAs under the CHSR are referred to as national site networks, Ramsar sites are of international importance and do not form part of the national site networks; but boundaries might overlap SAC and SPA designations.

European Protected Species

- 1.4 The CHSR includes a list of animals and plant species taken from the Annex IV of the Habitats Directive that have a natural range in Great Britain. These are collectively known as European Protected Species (EPS) and are listed in *Table 1*. The regulations make it an offence to deliberately capture, kill, disturb, take or destroy eggs of, or damage or destroy a breeding or resting place of animals listed in Schedule 2 of the Regulations, and to pick, collect, cut, uproot or destroy wild plants listed in Schedule 5 of the Regulations. They also protect these species alive or dead and parts thereof from various forms of possession and trade.
- 1.5 These actions may be made lawful in certain circumstances through the granting of licences by the appropriate authority (Natural England). Licences must only be granted after the appropriate authority is satisfied that no satisfactory alternatives are available. In most circumstances, licences are only applied for and granted following full planning permission.
- 1.6 In determining whether or not to grant a licence, Natural England must apply the requirements of the CHSR and, in particular, the three derogation tests:
- Test 1: A licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.
 - Test 2: The appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative".
 - Test 3: The appropriate authority shall not grant a licence unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Table 1: The Habitats Regulations Schedule 2 and Schedule 5 species

	Common Name	Scientific Name
Schedule 2 – European Protected Animal Species	Horseshoe bats – all species	<i>Rhinolophidae</i>
	Bats – all species	<i>Vespertilionidae</i>
	Large blue butterfly	<i>Maculinea arion</i>
	Wild cat	<i>Felis silvestris</i>
	Dolphins, porpoises & whales – all species	<i>Cetacea</i>
	Hazel dormouse	<i>Musccardinus avellanarius</i>
	Pool frog	<i>Rana lessonae</i>
	Sand lizard	<i>Lacerta agilis</i>
	Fisher's estuarine moth	<i>Gortyna borelii lunata</i>
	Great crested newt	<i>Triturus cristatus</i>
	Otter	<i>Lutra lutra</i>
	Lesser Whirlpool Ram's-horn snail	<i>Anisus vorticulus</i>
	Smooth snake	<i>Coronella austriaca</i>
	Sturgeon	<i>Acipenser sturio</i>
	Natterjack toad	<i>Bufo calamita</i>
	Marine turtles	<i>Caretta caretta</i> <i>Chelonia mydas</i> <i>Lepidochelys kempi</i> <i>Eretmochelys imbricata</i> <i>Dermochelys coriacea</i>
Schedule 5 – European Protected Plant Species	Shore dock	<i>Rumex rupestris</i>
	Killarney fern	<i>Trichomanes speciosum</i>
	Early gentian	<i>Gentianella anglica</i>
	Lady's-slipper	<i>Cypripedium calceolus</i>
	Creeping marshwort	<i>Apium repens</i>
	Slender naiad	<i>Najas flexilis</i>
	Fen orchid	<i>Liparis loeselii</i>
	Floating-leaved water plantain	<i>Luronium natans</i>
	Yellow marsh saxifrage	<i>Saxifraga hirculus</i>

Wildlife and Countryside Act (WCA) 1981 (as amended)

- 1.7 The WCA 1981 (as amended) is the principal legislation providing protection for wildlife in the UK. It prescribes legislation for wild birds, other animals, wild plants and non-native species. In addition, it provides for the designation of Sites of Special Scientific Interest (SSSI) in England.

Wild birds

- 1.8 The WCA as amended by Schedule 12 of the Countryside and Rights of Way Act 2000 makes it an offence (with exception to species listed in Schedule 2) to intentionally or recklessly:
- kill, injure, or take any wild bird;
 - take, damage or destroy the nest of any wild bird while that nest is in use or being built (also [take, damage or destroy the nest of a wild bird included in Schedule ZA1] under the Natural Environment and Rural Communities Act 2006); or
 - take or destroy an egg of any wild bird.
- 1.9 For birds listed on Schedule 1 of the WCA, protection extends to offences relating to the intentional or reckless disturbance of these birds while at their nests or their dependent young.

Other animals

- 1.10 The WCA (as amended) makes it an offence to (subject to exceptions) intentionally or recklessly kill, injure or take wild animals listed on Schedule 5 of the Act. For some species, the protection extends to interference with places used for shelter or protection, or disturbing animals occupying or obstructing access to such places. These species are regarded as “fully protected” and as well as the EPS species listed above include the mammal species water vole *Arvicola terrestris*, pine marten *Martes martes* and red squirrel *Sciurus vulgaris* as well as selected others from a range of species groups including, fish, butterflies, hemipteran bugs, beetles, crickets, dragonflies, moths, spiders, crustaceans, sea-mats, molluscs, Annelid worms and sea anemones (and allies).
- 1.11 There are seven species on Schedule 5 of the Act that not fully protected but are still protected against killing and injuring these include the common reptile species slow worm *Anguis fragilis*, viviparous lizard *Lacerta vivipara*, grass snake *Natrix natrix* and adder *Vipera berus*.
- 1.12 The Act prohibits certain methods of killing, injuring, or taking wild animals, and numerous species are protected against sale only as well as other variations for example Atlantic stream (white-clawed) crayfish *Austropotamobius pallipes* are protected against taking and sale.

Vascular plants, bryophytes, lichens and fungi

- 1.13 With regards to native flora the Act makes it an offence to (subject to exceptions) intentionally or recklessly pick, uproot or destroy any wild plant listed in Schedule 8. Similarly, the Act prevents the sale, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Non-native species

- 1.14 The Act contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 in England and Wales.

Sites of Special Scientific Interest

- 1.15 The Act provides for the notification and confirmation of Sites of Special Scientific Interest (SSSIs). These sites can be identified for their flora, fauna, geological or physiological interest. In England, the power to confirm an SSSI lies with Natural England.
- 1.16 Laws protecting areas designated as SSSIs are described in Sections 28 to 33 of Part 2 of the Wildlife and Countryside Act 1981 (as amended). SSSIs are the principle statutory designation of sites in the UK and offences are enforced through Natural England. Offences include the following:

SSSI owners and occupiers

- carrying out, causing or allowing operations likely to damage an SSSI without Natural England consent.
- failing to keep to a management notice.
- failing to let us know about a change in ownership or occupation of land in an SSSI.

Public bodies

- carrying out or authorising operations likely to damage an SSSI without meeting the requirements to notify Natural England.
- failing to minimise any damage to an SSSI and if there is any damage, failing to restore it to its former state so far as is reasonably practical and possible.

Any person

- intentionally or recklessly damaging, destroying or disturbing any of the habitats or features of an SSSI.
- intentionally or recklessly damaging, destroying, obscuring or taking down a site notice put up on land within an SSSI.
- preventing a Natural England officer lawfully accessing an SSSI.

Environment Act 2021

- 1.17 The act was passed on 10th November 2021 and covers a range of environmental protections and enhancements. It is enforced by an independent Office for Environmental Protection (OEP). In relation to nature and biodiversity, the act will deliver:

- Strengthened biodiversity duty
- A requirement for developments to deliver at least 10% biodiversity net gain
- Local Nature Recovery Strategies
- Protected Site Strategies and Species Conservation Strategies
- Conservation Covenants
- Strengthened woodland protection enforcement measures

Protection of Badgers Act 1992

- 1.18 Badgers and their setts are protected under the Protection of Badgers Act 1992. This act is based on the need to protect badgers from persecution by baiting and deliberate harm or injury. The act makes it an offence to:

- intentionally capture, kill or injure a badger;
- damage, destroy or block access to their setts;
- disturb badgers in setts;
- treat a badger cruelly;
- deliberately send or intentionally allow a dog into a sett; and
- bait or dig for badgers.

- 1.19 A sett is defined as: *“Any structure or place that displays signs indicating current use by a badger”*.

Natural Environmental and Rural Communities (NERC) Act 2006

- 1.20 Section 40 of the NERC Act 2006 imposes a duty on every public authority to conserve biodiversity in exercising its functions, have regard, so far as is consistent with the proper

exercise of those functions, to the purpose of conserving biodiversity. Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

- 1.21 Section 41 (S41) of the NERC Act 2006 requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The list (including 56 habitats and 943 species) has been drawn up in consultation with Natural England and draws upon the UK BAP List of Priority Species and Habitats. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006.

National Planning Policy Framework (NPPF) 2026

- 1.22 The National Planning Policy Framework (NPPF) sets out the Government's planning policy for England. As such, the NPPF must be a material consideration for local authorities when considering planning decisions.
- 1.23 A new NPPF has recently been published (17th August 2026)¹. Chapters 2 and 3 set out general procedural policies for plan-making and decision-making, respectively. The subsequent chapters contain policies on thematic issues, separated in each case into policies for plan-making and those for decision-making. In relation to ecology/biodiversity, these include Chapter 4 (Achieving Sustainable Development), Chapter 5 (Meeting the challenge of climate change) and Chapter 19 (Conserving and Enhancing the Natural Environment). Each are summarised below.

3. Decision-making policies

- 1.24 Decision-making policies relating to ecology/biodiversity now include parts of DM1 and DM2, as summarised below:

DM1: Preparing development proposals

- 1.25 This decision-making policy states, when preparing planning proposals:

1. *"Proposals for major development should:*
 - a. *Be informed by early engagement with neighbours and the local community, as well as with the local planning authority, statutory consultees, infrastructure providers, registered providers of social housing and other relevant bodies where appropriate, to identify and seek to resolve key planning matters prior to the submission of a planning application. This pre-application engagement should be proportionate to the nature of the proposal and those likely to be affected by it..."*

DM2: Information requirements

- 1.26 This decision-making policy states, when preparing planning proposals:

1. *"To ensure a clear and consistent approach to the information required to determine development proposals, local validation lists setting out the information required in*

¹ <https://www.gov.uk/guidance/national-planning-policy-framework>

support of an application for development should include the information specified in the relevant national decision-making policies (summarised in Annex C)..."

DM4: Emerging development plan proposals

1. *"When preparing and considering development proposals, relevant policies in emerging development plans may be given weight ..."*

4. Achieving Sustainable Development

1.27 National decision-making policies include:

S3: Presumption in favour of sustainable development

1. *"Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

 - a. *Policy S4 in this Framework should be applied when considering development proposals within settlements;*
 - b. *Outside settlements, policy S5 should be applied; and*
 - c. *In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.**
2. *Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal."*

S4: Principle of development within settlements

1. *"Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.*
2. *In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

 - a. *Have a substantial adverse impact in relation to:*

...

 - ii. *The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).*

...
 - c. *Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances."**

S5: Principle of development outside settlements

1. *"Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would*

be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

- a. *Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;*
 - ...
 - i. *The development of land allocated for that purpose in the development plan (where this lies outside settlements)...*
2. *In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.*
- ...
5. *This policy does not apply to development proposals in the Green Belt or on land designated as Local Green Space, which should instead be determined in accordance with policies HC8, GB6, GB7 and/or GB8 (as appropriate)..."*

Meeting the challenge of climate change

CC2: Mitigation of Climate Change

1.28 This decision-making policy states:

- 1. *"In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:*
- ...
- 1. *Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh..."*

CC3: Adaptation to Climate Change

1.29 This decision-making policy states:

- 1. *"Development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme, and in order to minimise vulnerability to these impacts should, where relevant to the proposal:*
- d. *... include green infrastructure and suitable tree planting in accordance with policies DP3(2)(c) and N3; and*
- e. *Incorporate proportionate measures to mitigate against wildfires, where opportunities to do so exist and wildfires pose a particular risk (for example as a result of the combined effect of topography, prevailing wind direction and being located within or*

adjacent to heavily vegetated areas). Such measures should be designed to limit fuel loads for fires, and to create defensible spaces, such as by avoiding timber panel fences and incorporating firebreaks into development layouts and planting schemes...."

Conserving and Enhancing the Natural Environment

- 1.30 There are six policies relating to the conservation and enhancement of the natural environment. The aim of these policies are:

"to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth"

- 1.31 The sole plan-making policy – N1 identifying environmental opportunities and safeguards – states:

1. *"Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using Local Nature Recovery Strategies, Protected Landscape Management Plans, River Basin Management Plans, National Forest Strategies, Community Forest Plans and other relevant evidence at the most appropriate level to:*
 - a. *Set out the hierarchy of international, national and locally designated sites and areas of importance for their landscape, geodiversity or biodiversity value in the plan area, and identify other features which require particular consideration in managing development due to their environmental value such as chalk streams;*
 - b. *Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and priority or threatened species, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures (including opportunities which exist at a catchment or landscape scale across plan boundaries);*
 - c. *Steer the location of development, including through site allocations, in ways which utilise land of least environmental value where that would be consistent with other policies in this Framework. This should include limiting the scale and extent of development within Protected Landscapes, avoiding the use of higher quality agricultural land where land of poorer quality is available and avoiding and minimising harm to designated sites of importance for nature. Areas which could become of particular importance for nature identified in Local Nature Recovery Strategies should be taken into account as opportunities to integrate development with environmental restoration, but should not necessarily preclude the allocation of land for development; and*
 - d. *Set out standards for green infrastructure provision, in a way which complements and/or incorporates those for recreational land (as set out in policy HC1). These should draw upon Natural England's Green Infrastructure Standards for England, tailored as necessary to local circumstances.*

2. *Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Local standards should not extend to categories of development which are exempt from statutory biodiversity net gain."*

1.32 The remaining policies – N2 to N6 – relate to national decision-making rather than plan-making.

Policy N2: improving the natural environment, states:

1. *"To contribute positively to the natural environment, and support nature's recovery, development proposals should:*
 - a. *Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);*
 - b. *Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible;*
 - c. *Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;*
 - d. *Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;*
 - e. *Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;*
 - f. *Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and*
 - g. *Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.*
2. *If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.*
3. *Development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, but this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decisionmakers should not give weight to other development plan policies which require*

biodiversity gains which go beyond the statutory framework, including where a policy requires gains for development proposals which are exempt."

Policy N3: Trees in new development, states:

1. *"In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:*
 - a. *Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;*
 - b. *Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and*
 - c. *Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development."*

Policy N4: Protected Landscapes, states:

1. *Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.*
2. *Proposals for major development within Protected Landscapes should be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. To inform a decision about whether exceptional circumstances exist, consideration of such proposals should include an assessment of:*
 - a) *The need for the development, including in terms of any national considerations such as maintaining a sufficient supply of minerals, and the impact of permitting it, or refusing it, upon the local economy;*
 - b) *The cost of, and scope for, developing outside the Protected Landscape, or meeting the need for the development in some other way; and*
 - c) *Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it could be moderated.*
3. *Where, exceptionally, proposals for major development are approved within Protected Landscapes, steps should be taken to mitigate potential adverse impacts on their special qualities and statutory purposes⁶⁰, including on features such as tranquillity and dark skies.*
4. *Development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape."*

Policy N5: Maintaining the character of the coast, states:

1. *"Development proposals should maintain the character of undeveloped areas of coast, including land designated for its landscape, habitat or heritage value, while improving public access to it where appropriate. They should not hinder the completion and maintenance of a continuous signed and managed route around the coast (the King Charles III England Coast Path National Trail).*
2. *Development proposals in areas defined as Heritage Coast (and which do not already fall within a Protected Landscape) should be consistent with the special character of the area and the importance of its conservation. Major development within areas defined as Heritage Coast should not be supported, unless the development is compatible with the special character of the area.*
3. *If located within a Coastal Change Management Area, development proposals should also be considered against policy F9."*

Policy N6: Areas of particular importance for biodiversity and geodiversity, states:

1. *"To support the conservation of important habitats, species and sites of geodiversity value, development proposals affecting:*
 - a) *A site of international importance, which for the purpose of this policy is a habitats site, should be refused unless:*
 - i. *An appropriate assessment has concluded that the proposal will not adversely affect the integrity of the site (either individually or in combination with other developments), or the proposal can satisfy the derogation tests; and/or*
 - ii. *The impact of development on the relevant protected features of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.*
 - b) *A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if:*
 - i. *There would be no adverse effect (either individually or in combination with other developments) on the site's features of special scientific interest; or*
 - ii. *The benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or*
 - iii. *The impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy*
 - c) *A site of local importance, which for the purpose of this policy is one designated as a Local Nature Reserve or identified as a local wildlife site, local geological site or equivalent in the development plan, should only be supported if:*
 - i. *There would not be a significant adverse effect on the integrity of the site; or*

- ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.*
- 2. Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.*
- 3. This policy applies to development on land inside or outside a designated area, if it would have an impact on the identified biodiversity or geodiversity value of the area concerned."*

Appendix B: Signed DLL IACPC Certificate

The Conservation of Habitats and Species Regulations 2017 (as amended)
The Wildlife and Countryside Act 1981 (as amended)



Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate

T. 020 8026 1089

E. gcndll@naturalengland.org.uk

The appropriate authority shall not grant a licence under Regulation 55(9)(b) unless they are satisfied that actions authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

This Certificate is provisional once all information required in sections 1, 2, 3 and 4 has been inserted by Natural England and it has been issued to the Applicant. A provisional Certificate shall be given the date inserted by Natural England in section 4. A Certificate remains provisional until:

- It has been signed and dated by the Applicant in section 6; and
- Natural England's administration fee has been invoiced for and (if applicable) the 1st Stage Conservation Payment has/have been paid; and
- It has been counter-signed and dated on behalf of Natural England in section 8.

At which point this Certificate shall be complete and effective and shall be given the date on which it is signed by Natural England in section 8.

A provisional Certificate that determines that a 1st Stage Conservation Payment is required will lapse after 4 weeks from the date given in section 4, unless signed and dated by the applicant in Section 6.

A provisional Certificate that determines that a 1st Stage Conservation Payment is *not* required will lapse after 2 months from the date given in section 4, unless signed and dated by the applicant in Section 6.

Lapse date: 08/09/2026

1. Application Details

(1.1) Name of Applicant: (and company number where relevant) "the Applicant"	Holly Banks, Gladman Developments Limited
(1.2) Site name / address: "the Site"	Land off Cunnery Close, Cunnery Close, Barlestone, Nuneaton, Leicestershire, CV13 0JE
(1.3) Grid reference for site: 10 figure reference from the centre of the site (or start/end points for linear schemes)	SK 42196 05423
(1.4) District Level Licensing Enquiry number:	DLL-ENQ-LEIC-00191
(1.5) District Level Licensing Enquiry form date:	18/06/2026

2. Impact assessment

2.1	Total number of ponds within proposed site boundary	0	
2.2	Total number of ponds within 250m buffer around the proposed site boundary	1	
2.3	Expected total number of ponds functionally lost <i>All ponds within the red line boundary are considered lost as standard. Impacts on ponds outside of the red line boundary, up to 250m from the proposed site, are considered proportionally.</i>	0.1	
2.4	Does this development qualify for an alternative Impact Assessment approach?	Householder ☐	Linear scheme ☐
		Temporary Impacts ☐	Phased development ☐
	Other		

3. Compensation

3.1	Has the DLL enquiry been submitted with survey information, or has Natural England's modelled 'No-Survey' option been utilised?	Survey ☐	No-Survey ☒
3.2	Which Risk Zone does the development lie in: <i>(No Survey route only)</i>	Amber Zone ☒	Green Zone ☐ Combination ☐ Used for Linear schemes only
		Any additional details 	
3.3	Associated Risk Zone compensation ratio: <i>(No Survey route only) Ratio is associated with the risk zone above it.</i>	2:1 ☒	1:1 ☐ Other ☐ (Provide details below)
3.4	Pond compensation ratios: <i>(Survey route only)</i>	GCN 'Present' Ponds - 4:1 GCN 'Un-surveyed' Ponds - 2:1 GCN 'Absent' Ponds - 1:1	
3.5	Additional Multipliers: <i>Applicable only under an alternative Impact Assessment approach e.g. Temporary impacts multiplier.</i>		
3.6	Number of compensation ponds required: <i>[Expected total number of ponds lost] x [compensation ratio(s)]</i>	0.2	
3.7	Is the Time-lag multiplier of 1.1x required? <i>Multiplier applied when allocated compensation ponds are under a year old (not yet fully functional).</i>	Yes ☒	No ☐ In Part ☐
3.8	Total number of compensation ponds required <i>After all multipliers</i>	0.22	
3.9	Is a 1 st Stage Conservation Payment required? <i>Mandatory when three or more compensation ponds are required, unless otherwise stated by Natural England.</i>	Yes ☐	No ☒

4. Administration Fee and Conservation Payment

- 4.1 Natural England charges a non-refundable Administration Fee of £570 + VAT for the production of a provisional Impact Assessment and Conservation Payment Certificate. An invoice for this fee will be issued at the point of production of the provisional Impact Assessment and Conservation Payment Certificate, payable within 28 days of issue.
- 4.2 Applicants must also make a Conservation Payment to Natural England, to allow Natural England to pay for the creation of sufficient new great crested newt habitat to compensate for the impacts of the Applicant's proposals and maintain this habitat for 25 years.
- 4.3 If the total number of compensation ponds required is 3 or more the Conservation Payment shall be split into two staged payments: a 1st Stage Conservation Payment and a 2nd Stage Conservation Payment. In the case of a phased development, see Annex 4.
- 4.4 An Applicant who is not required to make staged payments will be issued with a VAT-inclusive invoice for the Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.
- 4.5 An Applicant who is required to make a 1st Stage Conservation Payment will be issued with a VAT-inclusive invoice for that payment once it has signed the provisional Impact Assessment and Conservation Payment Certificate at section 6, below, and returned it to Natural England. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10 below. When an Applicant is required to make a 1st Stage Payment Natural England will not complete the Impact Assessment and Conservation Payment Certificate by signing and dating it at section 8 until that payment has been made.
- 4.6 An Applicant who has made a 1st Stage Conservation Payment will be issued with a VAT-inclusive invoice for the 2nd Stage Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.
- 4.7 Except for householder home improvement projects or where planning permission has been received following a householder planning application a further non-refundable fee of £690 will be charged at the point of issue of any subsequent licence under reg. 55 of the Conservation of Habitats and Species Regulations 2017 (as amended), payable within 28 days of issue.

Basis of calculation of Conservation Payment:

0.22 compensatory ponds required at £ 20,200 each = £ 4,444.00 plus VAT = total £ 5,332.80 .

If a 1st Stage Conservation Payment is required, the Conservation Payment shall be split as follows: See 4.2 to 4.6, above

1st Stage Conservation Payment: £ - plus VAT = total £ - . See 4.5, above

2nd Stage Conservation Payment: £ - plus VAT = total £ - . See 4.6, above

Plus:

Administration fee for Impact Assessment and Conservation Payment Certificate £570 plus VAT = total £684 See 4.1, above

Fee payable on the issue of a licence £690 (no VAT) See 4.7, above

Date: 08/07/2026 See clause 5.11, below

Additional comments on the Conservation Payment:

A breakdown of the Conservation Payment per pond is given at Annex 2.

The Conservation Payment must be made in full before a licence under regulation 55 of the Conservation of Species and Habitats Regulations 2017 (as amended) may authorise activities that would otherwise breach Regulation 43 of those regulations.

5. Further Important Information

- 5.1 It is the duty of the Applicant to inform Natural England if the extent of the land affected by the proposed development is not exactly as shown on the Plan attached as Annex 3 to this Certificate or if it alters at any time after the date of this Certificate. An offence may be committed if incorrect information is submitted to Natural England in the course of the licensing process.
- 5.2 Natural England shall be entitled to terminate this Certificate if information subsequently received causes it to reasonably conclude that the impacts on great crested newts, or the required level of compensation, of/for the Applicant's proposals on the Site have been under-stated in this Certificate. Before terminating this Certificate Natural England shall give the Applicant reasonable notice of its intentions and the opportunity to make a written representation against withdrawal.
- 5.3 This Certificate relates only to the development described in this form and not to any associated or enabling development.
- 5.4 Natural England's assessment of the total number of ponds to be lost at the Site is informed by the information provided by the Applicant in its Enquiry Form. However, where an Applicant has not provided up to date survey data Natural England determines the number of ponds to be lost at the Site from its own information. In all cases Natural England retains discretion in assessing the number of ponds to be lost as a result of the Applicant's proposals at the Site and its decision shall be conclusive.
- 5.5 This Certificate is not a licence granted under reg. 55 of the Conservation of Habitats and Species Regulations 2017 (as amended) (henceforth "the 2017 Regulations") and is not a confirmation or warranty that such a licence will subsequently be granted.¹ Natural England excludes all warranties and representations in so far as the law permits.
- 5.6 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations any such licence will be subject to the conditions therein set out, which may include (but not be limited to) conditions that activities may not be commenced until the Applicant has paid the Conservation Payment in the amount and manner set out herein and that activities may not be commenced until compensatory works have reached a specified stage of completion.
- 5.7 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations Natural England agrees to use and hold Conservation Payment monies payable by and received from the Applicant for the purposes and period of time set out in Annex 2 to this Certificate. Any surpluses properly arising after 25 years from the date of the grant of a licence shall be retained and used by Natural England for the purposes of enhancing the conservation status of great crested newts in England.
- 5.8 If planning permission or other essential regulatory consent (including a licence to the Applicant under reg. 55 of the 2017 Regulations) for the Applicant's proposals on the site are refused, or are not applied for, the 1st stage Conservation Payment(s) made by the Applicant to Natural England pursuant to this Certificate will be repaid in full.
- 5.9 If following the receipt of planning permission and/or all other essential regulatory consents but prior to the commencement of any works on the Site that could kill or disturb great crested newts or damage or destroy their habitat the Applicant confirms in writing to Natural England that it no longer wishes to proceed with its proposals on the Site any 1st Stage Conservation Payment already made shall be forfeit and any 2nd Stage Conservation Payment already made will be repaid subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. An Applicant who was not required to make staged payments will be repaid any Conservation Payment already made subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.
- 5.10 If the Applicant only carries out part of the development on the Site and has less impact than that assessed at part 2 of this Certificate it shall be entitled to request Natural England to recalculate the Conservation Payment. Such request shall be in writing and shall contain all the information necessary to allow Natural England to assess the impact of the modified development. If the recalculated Conservation Payment is lower than the Conservation Payment(s) already paid the Applicant shall be entitled to reimbursement of the difference on the following basis: a 1st Stage Payment shall be forfeit; the balance may be repaid from a 2nd Stage Payment subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of the request to recalculate; an Applicant who was not required to make staged payments will be repaid the difference subject to the deduction of such costs as have reasonably been incurred

by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written request. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.

- 5.11 Once signed and dated in section 8, this Certificate shall remain effective for the period of 25 years from the commencement of works on the Site that could kill or disturb great crested newts or damage or destroy their habitat; save that if after two years from the date of this Certificate the Conservation Payment set out at part 4 of this Certificate has not been paid in full Natural England shall be entitled to review and revise the amount of that payment to such sum as at the date of such review is sufficient to pay for the creation and maintenance of sufficient great crested newt habitat to compensate for the impacts of the Applicant's proposals for 25 years. Until signed and dated in section 8 this Certificate is provisional only and if it has been determined that a 1st Stage Conservation Payment is required it will lapse and be of no further effect after 4 weeks from the date given in section 4. If it has been determined that a 1st Stage Conservation Payment is not required this Certificate will lapse and be of no further effect after 2 months from the date given in section 4.
- 5.12 This Certificate may not be relied on by any person other than the Applicant and may not be assigned to any other person without the prior written consent of Natural England. Natural England's consent will be conditional upon any assignee signing a Certificate in like form to this Certificate, or as appropriate to the circumstances, subject to which consent shall not unreasonably be withheld.
- 5.13 Natural England's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment paid by the Applicant to Natural England and un-spent as at the date of adjudication of the claim.
- 5.14 The Applicant's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment properly calculable on the basis of the actual development to which this Certificate relates.
- 5.15 Neither Natural England nor the Applicant shall be liable to the other for any indirect, special or consequential loss or damage or any loss of profits, turnover, business opportunities or damage to goodwill (whether direct or indirect).
- 5.16 No variation of this Certificate shall be valid unless it is in writing and signed by or on behalf of both parties.
- 5.17 Nothing in this Certificate shall prejudice, conflict with or affect the exercise by Natural England of its statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations arising or imposed under any legislative provision enactment, bye-law or regulation whatsoever, nor shall it fetter the exercise of any discretion Natural England may have.
- 5.18 Natural England may terminate this Certificate immediately on notice in writing where, in Natural England's reasonable opinion, compliance with the obligations in this Certificate is likely to conflict with Natural England's statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations.
- 5.19 The Applicant acknowledges that Natural England is subject to the requirements of the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (both as amended) and cannot guarantee confidentiality. The Applicant shall assist and co-operate with Natural England as necessary to comply with these requirements. In responding to a request for information, including information in connection with the subject matter of this Certificate Natural England shall where in its absolute discretion it deems necessary use reasonable endeavours to consult with the Applicant. Notwithstanding this the Applicant acknowledges that Natural England may disclose information without consultation, or following consultation with the Applicant having taken its views into account.
- 5.20 The Applicant shall ensure that all information produced in connection with the subject matter of this Certificate or relating to this Certificate is retained for disclosure and shall provide all necessary assistance as reasonably requested to enable Natural England to respond to a request for information within the time for compliance and shall permit Natural England to inspect such records as requested from time to time.
- 5.21 Nothing in this Certificate is intended to, or shall be deemed to, constitute a partnership or joint venture of any kind between Natural England and the Applicant. No party shall have authority to act as agent for, or to bind, the other party in any way.
- 5.22 The parties do not intend any term of this Certificate to be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to it.

- 5.23 This Certificate and all disputes or claims arising out of or in connection with the activities of the parties in connection with it shall be governed by and construed in accordance with the law of England.
- 5.24 The Annexes to this Certificate form part of and are incorporated into this Certificate and the agreement between Natural England and the Applicant.

6. Declarations

This Declaration may only be signed by either:

- The person identified at 1(a) of the Enquiry Form, as the individual Applicant; **or**
- A director or senior authorised employee of the corporate Applicant identified in 1.1; **or in either case:**
- A person authorised in writing by the Applicant to complete the Enquiry Form and to make this Declaration.
Any such written authorisation must identify the site and development concerned and be irrevocable.

The Applicant declares as follows:

- **All of the information provided by the Applicant to enable Natural England to produce this Certificate is up to date, complete and correct;**
- **All of the information provided by the Applicant in the District Level Great Crested Newt Licence Enquiry Form is up to date, complete and correct;**
- **The terms and conditions contained within this Certificate are agreed and accepted.**

Signed:

Print Name and position of signatory:

For electronic applications, please insert an electronic signature above or tick this box to confirm with the declaration:

☒

I confirm that I (the above) am duly authorised by the Applicant to sign and submit this document on its behalf:

☒

Dated:

Invoicing – details of where the invoice(s) should be sent (for first stage payment only)	
Email address for invoice:	
Purchase Order Number * for Conservation Payment:	
Company Name:	
Address:	
Postcode:	
County:	
Customer contact name	
Telephone number:	

** Or an alternative reference code. This is a requirement in order for Natural England to raise the invoice*

Any person who in order to obtain a licence under regulation 55 of the 2017 Regulations knowingly or recklessly makes a statement or representation, or furnishes a document or information which is false in a material particular, shall be guilty of an offence and may be liable to criminal prosecution. A person found guilty of such an offence is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.

7. Use of this Certificate

In consideration of the Applicant's obligations arising herein Natural England consents to the use of this Certificate by the Applicant in support of an application for planning permission, or development consent under the Planning Act 2008, for development on the Site. Under District Level Great Crested Newt Licensing Natural England carries out its formal determination for the purposes of Regulation 55 of the 2017 Regulations after the grant of planning permission, or development consent under the Planning Act 2008, for the development in question. Accordingly, as at the date of this Certificate that formal determination has not yet been carried out.

However, in signing this Certificate Natural England has considered the matters it believes to be necessary to satisfy Regulation 55 (9) (b) of the 2017 Regulations ("that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range") and has concluded that payment by the Applicant of the Conservation Payment will suffice to allow the impacts on great crested newts of the Applicant's proposals on the Site to be adequately compensated, and therefore that these proposals will not be detrimental to the maintenance of the population of great crested newts at a favourable conservation status in their natural range.

This Certificate reflects Natural England's views in relation only to great crested newts on and within 250m of the Site.

8. Natural England

Signed for and on behalf of Natural England
Duly authorized:

Rebecca Eyre Digitally signed by Rebecca Eyre
Date: 2026.07.10 07:58:16
+01'00'

Print Name and position in Natural England:

Rebecca Eyre DLL Senior Officer

Dated:

10/07/2026

¹ In order for Natural England to grant a licence to the Applicant under reg. 55 of the 2017 Regulations it must be satisfied, inter alia, that the activities so licensed meet the provisions of reg. 55 (2) and 55 (9) (a) and (b). Compensatory works funded by the Conservation Payment set out in this document allow the provisions of reg. 55 (9) (b) to be satisfied ("that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range"), but do not address the issues raised in reg. 55 (2) ("...imperative reasons of overriding public interest, including those of a social or economic nature ...") or 55 (9) (a) ("that there is no satisfactory alternative"). Accordingly, no representation, assurance, condition or warranty is given by Natural England to the effect that activities associated with the development described in this form will go on to be licensed by Natural England.

Annex 1

Privacy Notice

Who collects your data?

The data controller is Natural England, Foss House, Kings Pool, 1-2 Peasholme Green, York, YO1 7PX. You can contact the Natural England Data Protection Manager at: Natural England, County Hall, Spetchley Road, Worcester, WR5 2NP; foi@naturalengland.org.uk

The Defra group Data Protection Officer is responsible for checking that Natural England complies with legislation. You can contact them at: Department for Environment, Food and Rural Affairs, SW Quarter, 2nd floor, Seacole Block, 2 Marsham Street, London SW1P 4DF. DefraGroupDataProtectionOfficer@defra.gsi.gov.uk

What of my data is being collected and how is it being used? What is the legal basis for the processing?

The data collected by Natural England includes: an Applicant's name and contact details, the name and contact details of any agent appointed by the Applicant, the name and contact details of individual points of contact within the Applicant's organisation and that of the Applicant's agent, customer type, the nature of the Site, the development proposed on the Site, reasons for that development, and bank account information for refunds.

Natural England uses such data to run a great crested newt licensing scheme ("the Scheme") in the area in which the Site is located. Processing is necessary (a) for the performance of a task carried out in the public interest or in the exercise of official authority vested in the data controller. That task is to conduct the licensing functions delegated by Defra to Natural England under section 78 of the Natural Environment and Rural Communities Act 2006 and (b) for the performance of the contractual terms set out in this Certificate.

The processing by us of personal data relating to wildlife-related or animal welfare offences or related security measures is carried out only under official authority. This information is used in assessing an application as it is a material fact.

Who will my data be shared with?

Information provided by or on behalf of the Applicant and any supporting material will be used by Natural England to undertake our licensing functions and to operate the Scheme. This will include assessing an Applicant's proposals in line with the Scheme, producing a Scheme certificate, assessing an Applicant's licence application, issuing a licence if applicable, monitoring compliance with licence conditions and collating licence returns and reports. In carrying out these functions Natural England may discuss your Scheme application with third parties such as contractors commissioned to deliver the necessary habitat compensation. Natural England may for particular licence applications and at specific stages of the licensing process discuss your application with third parties. The details of this sharing are set out here <https://www.gov.uk/government/publications/wildlife-licensing-privacy-notice>

Natural England recognises there is significant public interest in wildlife licensing and in those who benefit from receiving a wildlife licence. Therefore, we may make information publicly available. Information released may include, but is not limited to, your name or business name, application and licence details as well as reports and returns. Natural England, however, realises that some licensed activities can be sensitive and we **will not** release information that could harm people, species or habitats. In some cases, for example, this may mean not releasing the names and addresses of individuals or the location of the licensed activity.

We will respect personal privacy, whilst complying with access to information requests to the extent necessary to enable Natural England to comply with its statutory obligations under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000.

How long will my data be held for?

Your personal data will be kept by us for 7 years beyond the period of effectiveness of this Certificate.

If you are relying on my consent to process data, can I withdraw my consent?

No, because the processing is not based on consent.

What will happen if I don't provide the data?

Failure to provide this information will mean that we will be unable to assess your application for a Scheme certificate and/or a wildlife licence.

Will my data be used for automated decision-making or profiling?

The information you provide is not connected with individual decision making (making a decision solely by automated means without any human involvement) or profiling (automated processing of personal data to evaluate certain things about an individual).

Will my data be transferred outside of the EEA?

The data you provide will not be transferred outside the European Economic Area.

What are my rights?

A list of your rights under the General Data Protection Regulation, the Data Protection Act 2018, is accessible at: <https://ico.org.uk/for-organisations/guide-to-the-general-data-protection-regulation-gdpr/individual-rights/>

How do I complain?

You have the right to lodge a complaint with the ICO (supervisory authority) at any time. Should you wish to exercise that right full details are available at: <https://ico.org.uk/for-organisations/guide-to-the-general-data-protection-regulation-gdpr/individual-rights/>

Natural England's Personal Information Charter

Details of our Personal Information Charter can be found at: <https://www.gov.uk/government/organisations/natural-england-personal-information-charter>

Annex 2

Breakdown of Conservation Payment per compensatory pond required

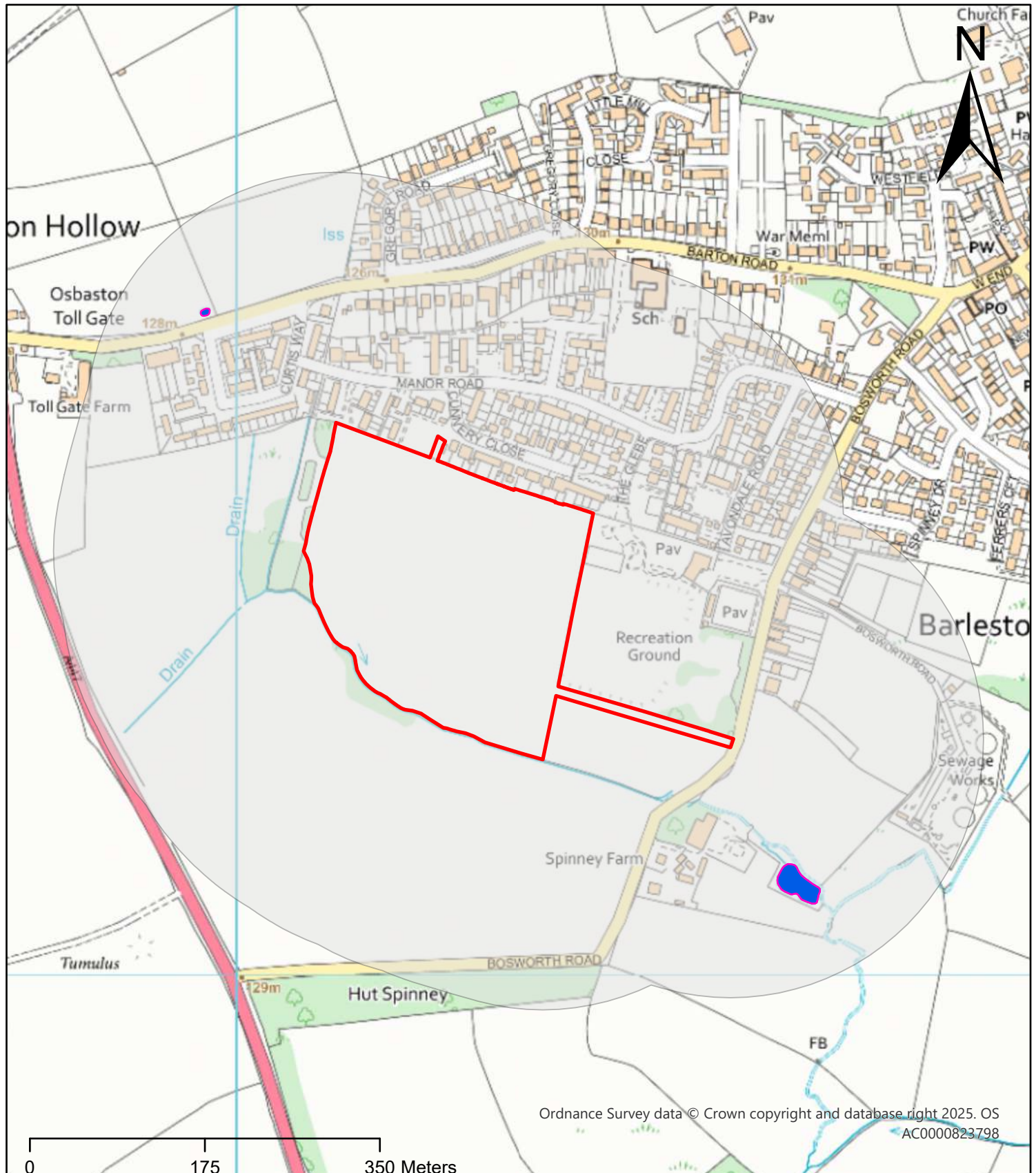
Habitat delivery (66%)	Compensatory pond creation or restoration*	£5,135 per pond, including cost of obtaining planning permission where necessary	Funds to be spent as soon as possible
	Contingency fund for replacement of compensatory pond	£900 per pond initially created	Funds to be pooled Spent on the creation of further ponds at Natural England's discretion, within 25 years
	Compensatory pond maintenance	£5,290 per pond initially created	Funds to be pooled Spent over 25 years
	Habitat facilitation, strategy provision and licence compliance	£2,200 per pond initially created	Funds to be pooled Spent over 25 years
Habitat monitoring (19%)	Monitoring	£3,590 per pond initially created	Funds to be pooled Spent over 25 years, including eDNA and HSI surveys
	Modelling and mapping updates	£210 per pond initially created	Funds to be pooled Spent at regular intervals over 25 years
Administration (15%)	Natural England: management and administration of scheme	£2,875 per pond initially created	Funds to be pooled Spent over 25 years

Plus VAT

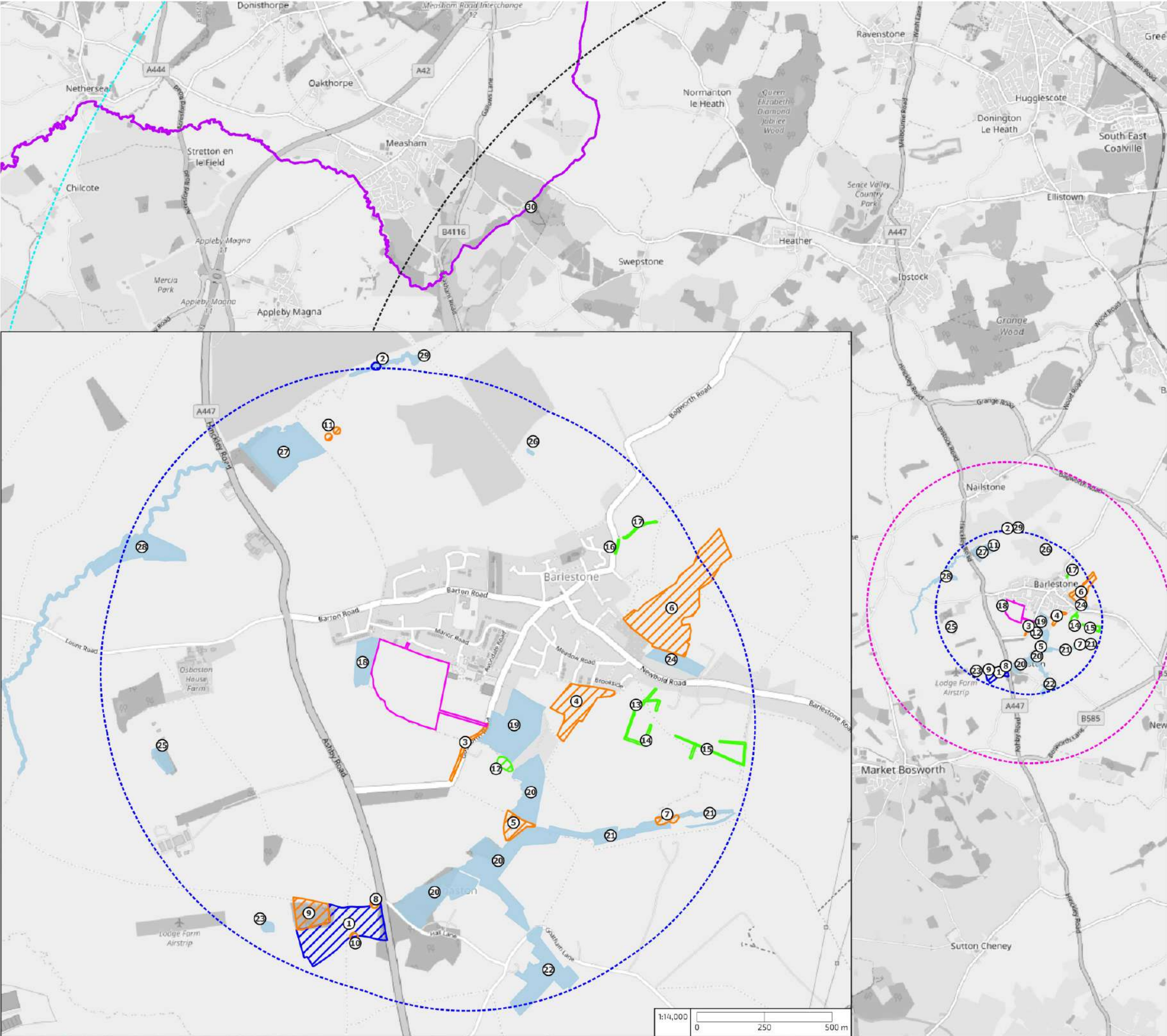
* Items marked with an asterisk relate to immediate costs for pond creation and together constitute the 1st Stage Conservation Payment per compensatory pond, in cases where this is payable separately.

DLL-ENQ-LEIC-00191 – Land off Cunnersy Close

Annex 3 Location Map



- Living Pond Layer
- Site Boundary
- 250m Buffer



N

0

1

2 km

Study Area

1km Buffer

10km Buffer

2km Buffer

15km Buffer

Non-Statutory Designated Sites

Local Wildlife Site (LWS)

Candidate Local Wildlife Site (cLWS)

Potential Local Wildlife Site (pLWS)

Historic Potential Local Wildlife Site (pLWS.Hist)

Statutory Designated Sites (International)

Special Areas of Conservation (SAC)

Ref.	Name	Designation
1	Osbaston Meadow	LWS
2	Black Poplar	LWS
3	Barlestone, Bosworth Rd hedge (east side)	cLWS
4	Barlestone wet woodland and marsh	cLWS
5	Barlestone, marshland along stream towards Osbaston	cLWS
6	May Meadow and adjacent sites	cLWS
7	Barlestone, Field Farm pond	cLWS
8	Osbaston, Ash on path to Dogkennel Spinney	cLWS
9	Osbaston, Dog Kennel Spinney	cLWS
10	Osbaston, Alder by stile S of wet meadow	cLWS
11	Nailstone Ash trees	cLWS
12	Barlestone, The Fulford pond	pLWS
13	Barlestone, hedgerow 1 S of Newbold Rd	pLWS
14	Barlestone hedgerows 3	pLWS
15	Barlestone, hedgerow 2	pLWS
16	Barlestone, Main St hedgerow	pLWS
17	Barlestone, Garden Farm track hedge	pLWS
18	Rough grassland and tall herbs	pLWS.Hist
19	Marsh	pLWS.Hist
20	Goatham plantations, lake and grasslands	pLWS.Hist
21	Hedgerow and grassland	pLWS.Hist
22	Goatham spinneys and marshy grassland	pLWS.Hist
23	Osbaston, 2 Ponds near Dog Kennel Spinney	pLWS.Hist
24	Semi-improved neutral grassland	pLWS.Hist
25	Osbaston, woodland S of Osbaston House Farm	pLWS.Hist
26	Barlestone, pond	pLWS.Hist
27	Osbaston Hollow marsh	pLWS.Hist
28	Osbaston, woodland and marsh along stream N of Lount Rd	pLWS.Hist
29	Stream	pLWS.Hist
30	River Mease	SAC

date

06/03/26

drawn/checked

LG / SP

client

Gladman Developments Ltd

project

Land off Cunners Close,
Barlestone

title

STUDY AREA AND CONSULTATION
RESULTS PLAN - DESIGNATED SITES

scale

1:55,000 @ A3

number

FIGURE 1

rev

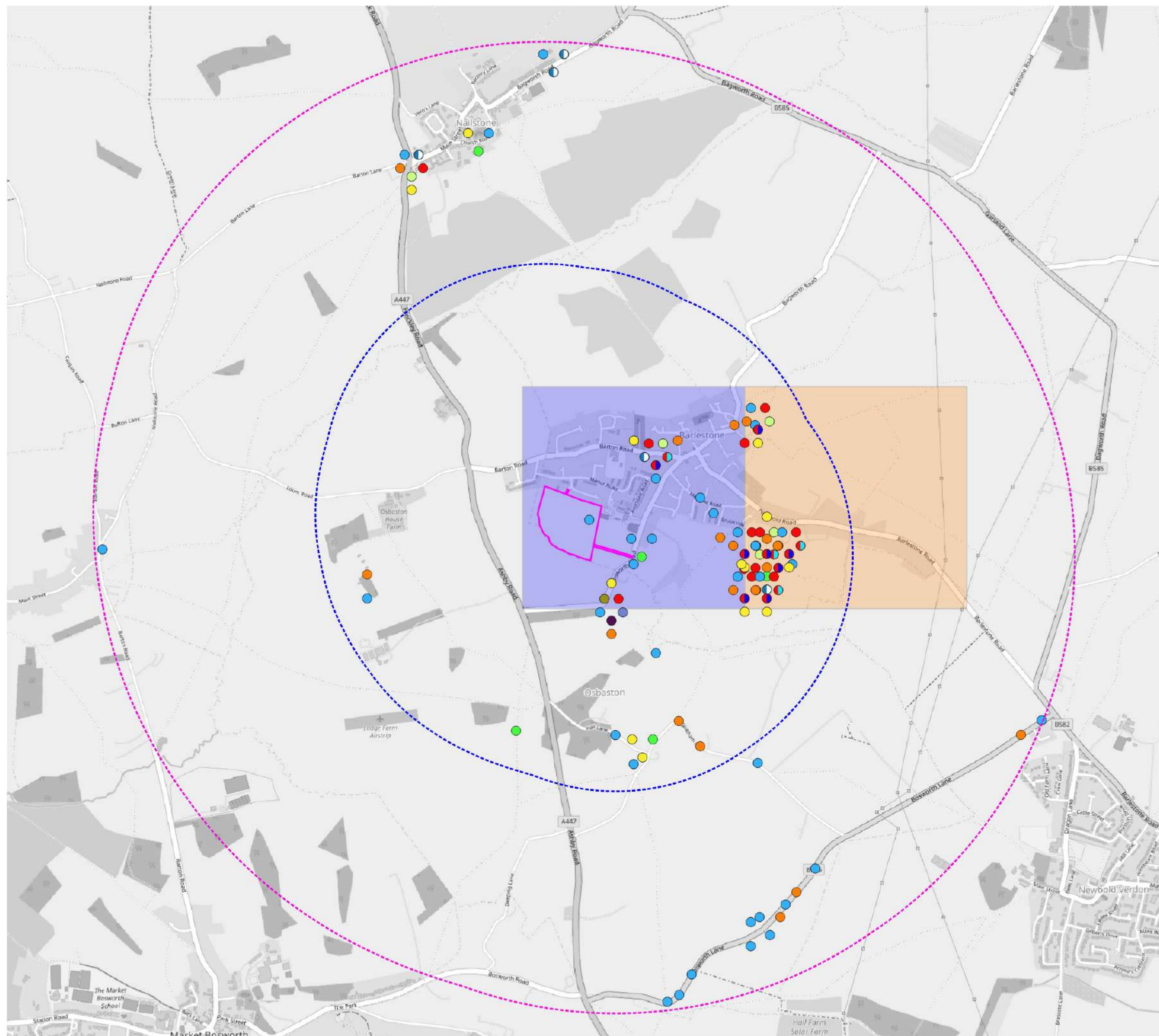
A

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Map data from OpenStreetMap, © OpenStreetMap.

\\fpcr-fs-01\EarlyWork\8800\8867\GIS\G - Consultations\Designated Sites Template\8867-E-01 Site Location and Consultation Results Plan - Designated Sites.qgs

t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk



N

0250500m

Study Area

1km Buffer

2km Buffer

Bats

Brown Long-eared

Common Pipistrelle

Leisler's

Myotis sp.

Nathusius's Pipistrelle

Noctule

Nyctalus sp.

Pipistrelle sp.

Serotine

Soprano Pipistrelle

Unidentified bat sp.

Whiskered

Bat Records of 1km Accuracy

Species within SK4205: Brown long-eared; Common-pipistrelle; Myotis sp.; Noctule; Soprano pipistrelle

Species within SK4305: Barbastelle; Brown long-eared; Common pipistrelle; Daubenton's; Leisler's; Myotis sp.; Nathusius's pipistrelle; Natterer's; Noctule; Serotine; Soprano pipistrelle

date

06/03/26

client

Gladman Developments Ltd

project

Land off Cunners Close,
Barlestone

title

STUDY AREA AND CONSULTATION
RESULTS PLAN - BAT RECORDS

number

FIGURE 2a

scale

1:17,000 @ A3

rev

A

FPCR

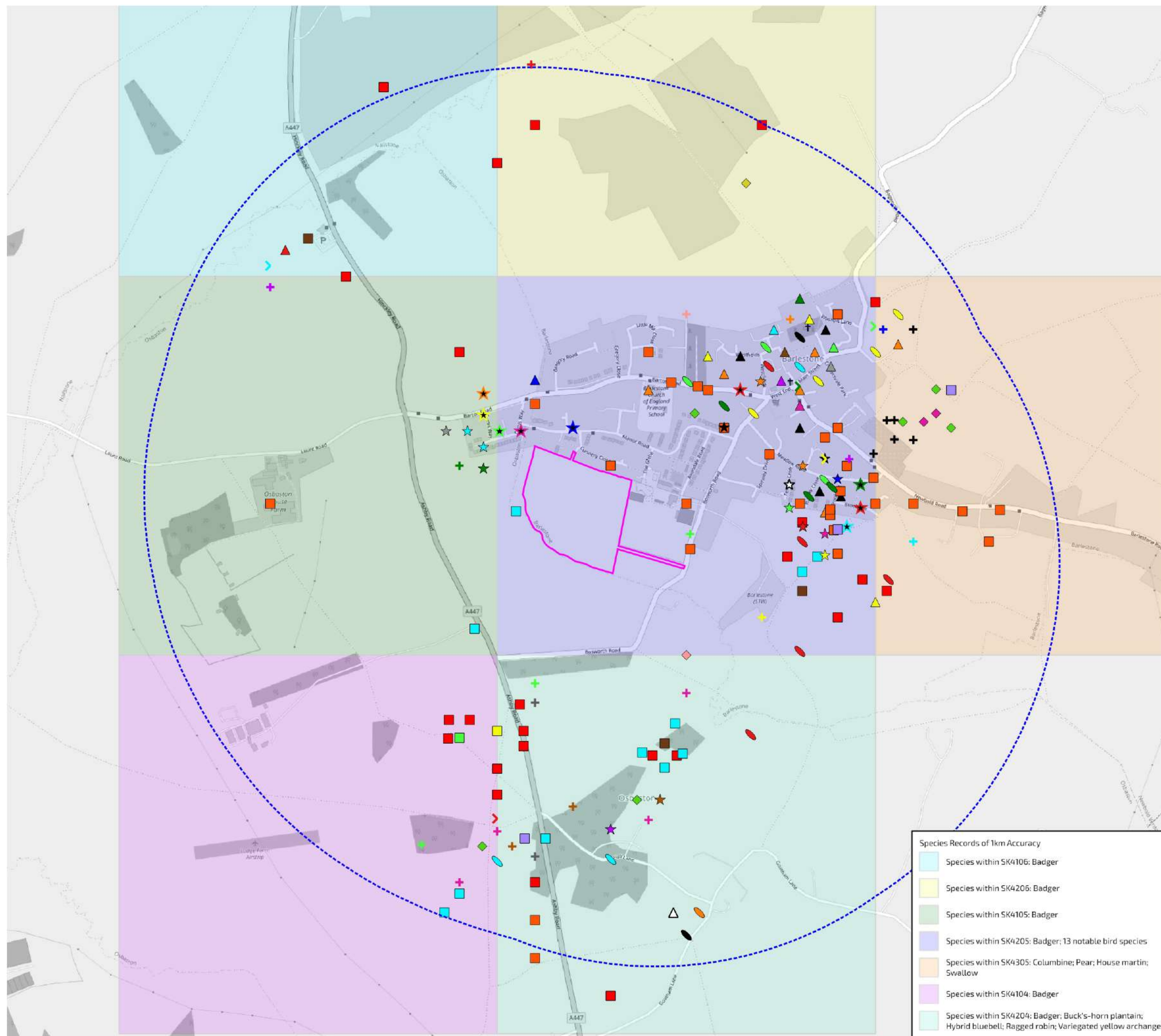
environment
& design

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Map data from OpenStreetMap, © OpenStreetMap.

\\fpcr-fs-01\EarlyWork\8800\8867\GIS\G - Consultations\Species Records Template\8867-E-02 Site Location and Consultation Results Plan - Species Records.qgs

t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk



- N
- 0 250 500 m
- Study Area 1km Buffer
- Birds**
- | | | |
|---------------|--------------|--------------|
| Bullfinch | Lapwing | Song Thrush |
| Cuckoo | Linnet | Starling |
| Curlew | Peregrine | Swallow |
| Duncock | Red Kite | Swift |
| Firecrest | Reed Bunting | Tree Sparrow |
| House Martin | Ring Ouzel | Yellowhammer |
| House Sparrow | Skylark | |
- Herpetofauna**
- | | | |
|-------------|--------------------|-------------|
| Common Frog | Great Crested Newt | Smooth Newt |
| Common Toad | | |
- Invasive and Non-Native Species (INNS)**
- | | | |
|---------------------|----------------------|-----------------------------|
| Canadian Water-weed | Himalayan Balsam | Variegated Yellow Archangel |
| Cherry Laurel | Hybrid Bluebell | White Stonecrop |
| Giant Hogweed | Jenkins' Spire Snail | |
| Harlequin Ladybird | Muntjac | |
- Mammals**
- | | | |
|------------|----------|------------|
| Badger | Hedgehog | Polecat |
| Brown Hare | Otter | Water Vole |
- Notable Invertebrates**
- | | | |
|----------------------|-------------------------|-------------------|
| Beaded Chestnut | Ghost Moth | Mouse Moth |
| Blood-vein | Grass Rivulet | Rosy Rustic |
| Buff Ermine | Green-brindled Crescent | Small Phoenix |
| Centre-barred Sallow | Grey Dagger | Small Square-spot |
| Cinnabar | Jumping Weevil | Sprawler |
| Deep-brown Dart | Large Nutmeg | Wall |
| Dot Moth | Mottled Rustic | |
- Notable Plants**
- | | | |
|-----------------|-------------------|-----------------|
| Alder Buckthorn | Pear | Spear Mint |
| Black-poplar | Ragged Robin | Wild Strawberry |
| Bluebell | Scarlet Pimpernel | |
| Columbine | Small-leaved Lime | |

date 06/03/26 drwn/chkd LG / SP

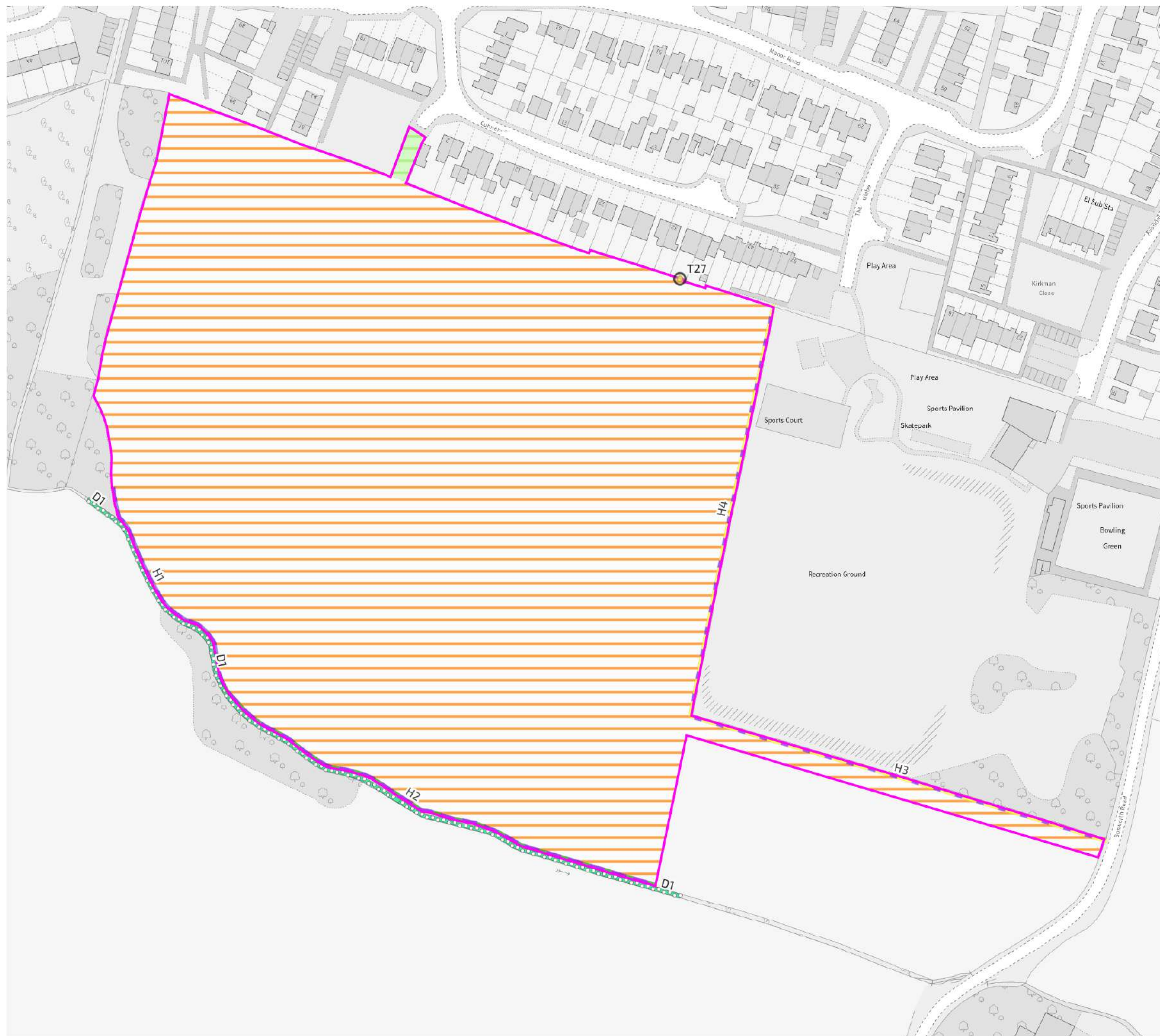
client Gladman Developments Ltd

project Land off Cunners Close, Barlestone

title STUDY AREA AND CONSULTATION RESULTS PLAN - SPECIES RECORDS scale 1:10,000 @ A3

number FIGURE 2b rev A

FPCR | environment & design



- Study Area
- Baseline Habitats
 - Winter stubble
 - Other neutral grassland
- Baseline Hedgerow
 - Native hedgerow
 - Species-rich native hedgerow
 - Species-rich native hedgerow with trees
- Baseline Watercourses
 - Other rivers and streams
- Baseline Trees
 - Existing Large Rural Tree

date	05/03/26	drwn/chld	SAP/RCO
client	Gladman Developments Ltd.		
project	Land off Cunnery Close		
title	BASELINE HABITAT PLAN	scale	1:1,600 @ A3
number	FIGURE 3	rev	A

APPENDIX A: RELEVANT LEGISLATION, POLICY AND GUIDANCE

The Conservation of Habitats and Species Regulations (CHSR) 2017 (as amended)

- 1.1 The CHSR ratifies into UK law the "Habitats Directive" (92/43/EEC) and the "Birds Directive" (79/409/EEC).

European Protected Sites

- 1.2 The CHSR places a duty on the Secretary of State to propose a list of sites which are important for species listed in Annex I and II of the Habitats Directive respectively to the European Commission. Once the Commission and EU Member States have agreed that the sites submitted are worthy of designation, they are identified as Sites of Community Importance (SCIs). The EU Member States must then designate these sites as Special Areas of Conservation (SACs) within six years.
- 1.3 The CHSR requires the compilation and maintenance of a register of European sites to include SACs as well as Special Protection Areas (SPAs) designated for birds. The SACs and SPAs under the CHSR are referred to as national site networks, Ramsar sites are of international importance and do not form part of the national site networks; but boundaries might overlap SAC and SPA designations.

European Protected Species

- 1.4 The CHSR includes a list of animals and plant species taken from the Annex IV of the Habitats Directive that have a natural range in Great Britain. These are collectively known as European Protected Species (EPS) and are listed in *Table 1*. The regulations make it an offence to deliberately capture, kill, disturb, take or destroy eggs of, or damage or destroy a breeding or resting place of animals listed in Schedule 2 of the Regulations, and to pick, collect, cut, uproot or destroy wild plants listed in Schedule 5 of the Regulations. They also protect these species alive or dead and parts thereof from various forms of possession and trade.
- 1.5 These actions may be made lawful in certain circumstances through the granting of licences by the appropriate authority (Natural England). Licences must only be granted after the appropriate authority is satisfied that no satisfactory alternatives are available. In most circumstances, licences are only applied for and granted following full planning permission.
- 1.6 In determining whether or not to grant a licence, Natural England must apply the requirements of the CHSR and, in particular, the three derogation tests:
- Test 1: A licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.
 - Test 2: The appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative".
 - Test 3: The appropriate authority shall not grant a licence unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Table 1: The Habitats Regulations Schedule 2 and Schedule 5 species

	Common Name	Scientific Name
Schedule 2 – European Protected Animal Species	Horseshoe bats – all species	<i>Rhinolophidae</i>
	Bats – all species	<i>Vespertilionidae</i>
	Large blue butterfly	<i>Maculinea arion</i>
	Wild cat	<i>Felis silvestris</i>
	Dolphins, porpoises & whales – all species	<i>Cetacea</i>
	Hazel dormouse	<i>Muscardinus avellanarius</i>
	Pool frog	<i>Rana lessonae</i>
	Sand lizard	<i>Lacerta agilis</i>
	Fisher's estuarine moth	<i>Gortyna borelii lunata</i>
	Great crested newt	<i>Triturus cristatus</i>
	Otter	<i>Lutra lutra</i>
	Lesser Whirlpool Ram's-horn snail	<i>Anisus vorticulus</i>
	Smooth snake	<i>Coronella austriaca</i>
	Sturgeon	<i>Acipenser sturio</i>
	Natterjack toad	<i>Bufo calamita</i>
	Marine turtles	<i>Caretta caretta</i> <i>Chelonia mydas</i> <i>Lepidochelys kempi</i> <i>Eretmochelys imbricata</i> <i>Dermochelys coriacea</i>
Schedule 5 – European Protected Plant Species	Shore dock	<i>Rumex rupestris</i>
	Killarney fern	<i>Trichomanes speciosum</i>
	Early gentian	<i>Gentianella anglica</i>
	Lady's-slipper	<i>Cypripedium calceolus</i>
	Creeping marshwort	<i>Apium repens</i>
	Slender naiad	<i>Najas flexilis</i>
	Fen orchid	<i>Liparis loeselii</i>
	Floating-leaved water plantain	<i>Luronium natans</i>
	Yellow marsh saxifrage	<i>Saxifraga hirculus</i>

Wildlife and Countryside Act (WCA) 1981 (as amended)

- 1.7 The WCA 1981 (as amended) is the principal legislation providing protection for wildlife in the UK. It prescribes legislation for wild birds, other animals, wild plants and non-native species. In addition, it provides for the designation of Sites of Special Scientific Interest (SSSI) in England.

Wild birds

- 1.8 The WCA as amended by Schedule 12 of the Countryside and Rights of Way Act 2000 makes it an offence (with exception to species listed in Schedule 2) to intentionally or recklessly:
- kill, injure, or take any wild bird;
 - take, damage or destroy the nest of any wild bird while that nest is in use or being built (also [take, damage or destroy the nest of a wild bird included in Schedule ZA1] under the Natural Environment and Rural Communities Act 2006); or
 - take or destroy an egg of any wild bird.
- 1.9 For birds listed on Schedule 1 of the WCA, protection extends to offences relating to the intentional or reckless disturbance of these birds while at their nests or their dependent young.

Other animals

- 1.10 The WCA (as amended) makes it an offence to (subject to exceptions) intentionally or recklessly kill, injure or take wild animals listed on Schedule 5 of the Act. For some species, the protection extends to interference with places used for shelter or protection, or disturbing animals occupying or obstructing access to such places. These species are regarded as “fully protected” and as well as the EPS species listed above include the mammal species water vole *Arvicola terrestris*, pine marten *Martes martes* and red squirrel *Sciurus vulgaris* as well as selected others from a range of species groups including, fish, butterflies, hemipteran bugs, beetles, crickets, dragonflies, moths, spiders, crustaceans, sea-mats, molluscs, Annelid worms and sea anemones (and allies).
- 1.11 There are seven species on Schedule 5 of the Act that not fully protected but are still protected against killing and injuring these include the common reptile species slow worm *Anguis fragilis*, viviparous lizard *Lacerta vivipara*, grass snake *Natrix natrix* and adder *Vipera berus*.
- 1.12 The Act prohibits certain methods of killing, injuring, or taking wild animals, and numerous species are protected against sale only as well as other variations for example Atlantic stream (white-clawed) crayfish *Austropotamobius pallipes* are protected against taking and sale.

Vascular plants, bryophytes, lichens and fungi

- 1.13 With regards to native flora the Act makes it an offence to (subject to exceptions) intentionally or recklessly pick, uproot or destroy any wild plant listed in Schedule 8. Similarly, the Act prevents the sale, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Non-native species

- 1.14 The Act contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 in England and Wales.

Sites of Special Scientific Interest

- 1.15 The Act provides for the notification and confirmation of Sites of Special Scientific Interest (SSSIs). These sites can be identified for their flora, fauna, geological or physiological interest. In England, the power to confirm an SSSI lies with Natural England.
- 1.16 Laws protecting areas designated as SSSIs are described in Sections 28 to 33 of Part 2 of the Wildlife and Countryside Act 1981 (as amended). SSSIs are the principle statutory designation of sites in the UK and offences are enforced through Natural England. Offences include the following:

SSSI owners and occupiers

- carrying out, causing or allowing operations likely to damage an SSSI without Natural England consent.
- failing to keep to a management notice.
- failing to let us know about a change in ownership or occupation of land in an SSSI.

Public bodies

- carrying out or authorising operations likely to damage an SSSI without meeting the requirements to notify Natural England.
- failing to minimise any damage to an SSSI and if there is any damage, failing to restore it to its former state so far as is reasonably practical and possible.

Any person

- intentionally or recklessly damaging, destroying or disturbing any of the habitats or features of an SSSI.
- intentionally or recklessly damaging, destroying, obscuring or taking down a site notice put up on land within an SSSI.
- preventing a Natural England officer lawfully accessing an SSSI.

Environment Act 2021

- 1.17 The act was passed on 10th November 2021 and covers a range of environmental protections and enhancements. It is enforced by an independent Office for Environmental Protection (OEP). In relation to nature and biodiversity, the act will deliver:

- Strengthened biodiversity duty
- A requirement for developments to deliver at least 10% biodiversity net gain
- Local Nature Recovery Strategies
- Protected Site Strategies and Species Conservation Strategies
- Conservation Covenants
- Strengthened woodland protection enforcement measures

Protection of Badgers Act 1992

- 1.18 Badgers and their setts are protected under the Protection of Badgers Act 1992. This act is based on the need to protect badgers from persecution by baiting and deliberate harm or injury. The act makes it an offence to:

- intentionally capture, kill or injure a badger;
- damage, destroy or block access to their setts;
- disturb badgers in setts;
- treat a badger cruelly;
- deliberately send or intentionally allow a dog into a sett; and
- bait or dig for badgers.

- 1.19 A sett is defined as: *“Any structure or place that displays signs indicating current use by a badger”*.

Natural Environmental and Rural Communities (NERC) Act 2006

- 1.20 Section 40 of the NERC Act 2006 imposes a duty on every public authority to conserve biodiversity in exercising its functions, have regard, so far as is consistent with the proper

exercise of those functions, to the purpose of conserving biodiversity. Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

- 1.21 Section 41 (S41) of the NERC Act 2006 requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The list (including 56 habitats and 943 species) has been drawn up in consultation with Natural England and draws upon the UK BAP List of Priority Species and Habitats. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006.

National Planning Policy Framework (NPPF) 2026

- 1.22 The National Planning Policy Framework (NPPF) sets out the Government's planning policy for England. As such, the NPPF must be a material consideration for local authorities when considering planning decisions.
- 1.23 A new NPPF has recently been published (17th August 2026)¹. Chapters 2 and 3 set out general procedural policies for plan-making and decision-making, respectively. The subsequent chapters contain policies on thematic issues, separated in each case into policies for plan-making and those for decision-making. In relation to ecology/biodiversity, these include Chapter 4 (Achieving Sustainable Development), Chapter 5 (Meeting the challenge of climate change) and Chapter 19 (Conserving and Enhancing the Natural Environment). Each are summarised below.

3. Decision-making policies

- 1.24 Decision-making policies relating to ecology/biodiversity now include parts of DM1 and DM2, as summarised below:

DM1: Preparing development proposals

- 1.25 This decision-making policy states, when preparing planning proposals:

1. *"Proposals for major development should:*
 - a. *Be informed by early engagement with neighbours and the local community, as well as with the local planning authority, statutory consultees, infrastructure providers, registered providers of social housing and other relevant bodies where appropriate, to identify and seek to resolve key planning matters prior to the submission of a planning application. This pre-application engagement should be proportionate to the nature of the proposal and those likely to be affected by it..."*

DM2: Information requirements

- 1.26 This decision-making policy states, when preparing planning proposals:

1. *"To ensure a clear and consistent approach to the information required to determine development proposals, local validation lists setting out the information required in*

¹ <https://www.gov.uk/guidance/national-planning-policy-framework>

support of an application for development should include the information specified in the relevant national decision-making policies (summarised in Annex C)..."

DM4: Emerging development plan proposals

1. *"When preparing and considering development proposals, relevant policies in emerging development plans may be given weight ..."*

4. Achieving Sustainable Development

1.27 National decision-making policies include:

S3: Presumption in favour of sustainable development

1. *"Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

 - a. *Policy S4 in this Framework should be applied when considering development proposals within settlements;*
 - b. *Outside settlements, policy S5 should be applied; and*
 - c. *In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.**
2. *Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal."*

S4: Principle of development within settlements

1. *"Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.*
2. *In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

 - a. *Have a substantial adverse impact in relation to:*

...

 - ii. *The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).*

...
 - c. *Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances."**

S5: Principle of development outside settlements

1. *"Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would*

be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

- a. *Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;*
 - ...
 - i. *The development of land allocated for that purpose in the development plan (where this lies outside settlements)...*
2. *In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.*
- ...
5. *This policy does not apply to development proposals in the Green Belt or on land designated as Local Green Space, which should instead be determined in accordance with policies HC8, GB6, GB7 and/or GB8 (as appropriate)..."*

Meeting the challenge of climate change

CC2: Mitigation of Climate Change

1.28 This decision-making policy states:

- 1. *"In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:*
- ...
- 1. *Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh..."*

CC3: Adaptation to Climate Change

1.29 This decision-making policy states:

- 1. *"Development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme, and in order to minimise vulnerability to these impacts should, where relevant to the proposal:*
- d. *... include green infrastructure and suitable tree planting in accordance with policies DP3(2)(c) and N3; and*
- e. *Incorporate proportionate measures to mitigate against wildfires, where opportunities to do so exist and wildfires pose a particular risk (for example as a result of the combined effect of topography, prevailing wind direction and being located within or*

adjacent to heavily vegetated areas). Such measures should be designed to limit fuel loads for fires, and to create defensible spaces, such as by avoiding timber panel fences and incorporating firebreaks into development layouts and planting schemes...."

Conserving and Enhancing the Natural Environment

- 1.30 There are six policies relating to the conservation and enhancement of the natural environment. The aim of these policies are:

"to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth"

- 1.31 The sole plan-making policy – N1 identifying environmental opportunities and safeguards – states:

1. *"Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using Local Nature Recovery Strategies, Protected Landscape Management Plans, River Basin Management Plans, National Forest Strategies, Community Forest Plans and other relevant evidence at the most appropriate level to:*
 - a. *Set out the hierarchy of international, national and locally designated sites and areas of importance for their landscape, geodiversity or biodiversity value in the plan area, and identify other features which require particular consideration in managing development due to their environmental value such as chalk streams;*
 - b. *Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and priority or threatened species, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures (including opportunities which exist at a catchment or landscape scale across plan boundaries);*
 - c. *Steer the location of development, including through site allocations, in ways which utilise land of least environmental value where that would be consistent with other policies in this Framework. This should include limiting the scale and extent of development within Protected Landscapes, avoiding the use of higher quality agricultural land where land of poorer quality is available and avoiding and minimising harm to designated sites of importance for nature. Areas which could become of particular importance for nature identified in Local Nature Recovery Strategies should be taken into account as opportunities to integrate development with environmental restoration, but should not necessarily preclude the allocation of land for development; and*
 - d. *Set out standards for green infrastructure provision, in a way which complements and/or incorporates those for recreational land (as set out in policy HC1). These should draw upon Natural England's Green Infrastructure Standards for England, tailored as necessary to local circumstances.*

2. *Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Local standards should not extend to categories of development which are exempt from statutory biodiversity net gain."*

1.32 The remaining policies – N2 to N6 – relate to national decision-making rather than plan-making.

Policy N2: improving the natural environment, states:

1. *"To contribute positively to the natural environment, and support nature's recovery, development proposals should:*
 - a. *Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);*
 - b. *Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible;*
 - c. *Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;*
 - d. *Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;*
 - e. *Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;*
 - f. *Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and*
 - g. *Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.*
2. *If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.*
3. *Development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, but this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decisionmakers should not give weight to other development plan policies which require*

biodiversity gains which go beyond the statutory framework, including where a policy requires gains for development proposals which are exempt."

Policy N3: Trees in new development, states:

1. *"In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:*
 - a. *Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;*
 - b. *Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and*
 - c. *Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development."*

Policy N4: Protected Landscapes, states:

1. *Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.*
2. *Proposals for major development within Protected Landscapes should be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. To inform a decision about whether exceptional circumstances exist, consideration of such proposals should include an assessment of:*
 - a) *The need for the development, including in terms of any national considerations such as maintaining a sufficient supply of minerals, and the impact of permitting it, or refusing it, upon the local economy;*
 - b) *The cost of, and scope for, developing outside the Protected Landscape, or meeting the need for the development in some other way; and*
 - c) *Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it could be moderated.*
3. *Where, exceptionally, proposals for major development are approved within Protected Landscapes, steps should be taken to mitigate potential adverse impacts on their special qualities and statutory purposes⁶⁰, including on features such as tranquillity and dark skies.*
4. *Development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape."*

Policy N5: Maintaining the character of the coast, states:

1. *"Development proposals should maintain the character of undeveloped areas of coast, including land designated for its landscape, habitat or heritage value, while improving public access to it where appropriate. They should not hinder the completion and maintenance of a continuous signed and managed route around the coast (the King Charles III England Coast Path National Trail).*
2. *Development proposals in areas defined as Heritage Coast (and which do not already fall within a Protected Landscape) should be consistent with the special character of the area and the importance of its conservation. Major development within areas defined as Heritage Coast should not be supported, unless the development is compatible with the special character of the area.*
3. *If located within a Coastal Change Management Area, development proposals should also be considered against policy F9."*

Policy N6: Areas of particular importance for biodiversity and geodiversity, states:

1. *"To support the conservation of important habitats, species and sites of geodiversity value, development proposals affecting:*
 - a) *A site of international importance, which for the purpose of this policy is a habitats site, should be refused unless:*
 - i. *An appropriate assessment has concluded that the proposal will not adversely affect the integrity of the site (either individually or in combination with other developments), or the proposal can satisfy the derogation tests; and/or*
 - ii. *The impact of development on the relevant protected features of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.*
 - b) *A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if:*
 - i. *There would be no adverse effect (either individually or in combination with other developments) on the site's features of special scientific interest; or*
 - ii. *The benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or*
 - iii. *The impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy*
 - c) *A site of local importance, which for the purpose of this policy is one designated as a Local Nature Reserve or identified as a local wildlife site, local geological site or equivalent in the development plan, should only be supported if:*
 - i. *There would not be a significant adverse effect on the integrity of the site; or*

- ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.*
- 2. Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.*
- 3. This policy applies to development on land inside or outside a designated area, if it would have an impact on the identified biodiversity or geodiversity value of the area concerned."*

Appendix B: Signed DLL IACPC Certificate

The Conservation of Habitats and Species Regulations 2017 (as amended)
The Wildlife and Countryside Act 1981 (as amended)



Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate

T. 020 8026 1089

E. gcndll@naturalengland.org.uk

The appropriate authority shall not grant a licence under Regulation 55(9)(b) unless they are satisfied that actions authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

This Certificate is provisional once all information required in sections 1, 2, 3 and 4 has been inserted by Natural England and it has been issued to the Applicant. A provisional Certificate shall be given the date inserted by Natural England in section 4. A Certificate remains provisional until:

- It has been signed and dated by the Applicant in section 6; and
- Natural England's administration fee has been invoiced for and (if applicable) the 1st Stage Conservation Payment has/have been paid; and
- It has been counter-signed and dated on behalf of Natural England in section 8.

At which point this Certificate shall be complete and effective and shall be given the date on which it is signed by Natural England in section 8.

A provisional Certificate that determines that a 1st Stage Conservation Payment is required will lapse after 4 weeks from the date given in section 4, unless signed and dated by the applicant in Section 6.

A provisional Certificate that determines that a 1st Stage Conservation Payment is *not* required will lapse after 2 months from the date given in section 4, unless signed and dated by the applicant in Section 6.

Lapse date: 08/09/2026

1. Application Details

(1.1) Name of Applicant: (and company number where relevant) "the Applicant"	Holly Banks, Gladman Developments Limited
(1.2) Site name / address: "the Site"	Land off Cunnery Close, Cunnery Close, Barlestone, Nuneaton, Leicestershire, CV13 0JE
(1.3) Grid reference for site: 10 figure reference from the centre of the site (or start/end points for linear schemes)	SK 42196 05423
(1.4) District Level Licensing Enquiry number:	DLL-ENQ-LEIC-00191
(1.5) District Level Licensing Enquiry form date:	18/06/2026

2. Impact assessment

2.1	Total number of ponds within proposed site boundary	0	
2.2	Total number of ponds within 250m buffer around the proposed site boundary	1	
2.3	Expected total number of ponds functionally lost <i>All ponds within the red line boundary are considered lost as standard. Impacts on ponds outside of the red line boundary, up to 250m from the proposed site, are considered proportionally.</i>	0.1	
2.4	Does this development qualify for an alternative Impact Assessment approach?	Householder ☐	Linear scheme ☐
		Temporary Impacts ☐	Phased development ☐
		Other	

3. Compensation

3.1	Has the DLL enquiry been submitted with survey information, or has Natural England's modelled 'No-Survey' option been utilised?	Survey ☐	No-Survey ☒
3.2	Which Risk Zone does the development lie in: <i>(No Survey route only)</i>	Amber Zone ☒	Green Zone ☐ Combination ☐ Used for Linear schemes only
		Any additional details 	
3.3	Associated Risk Zone compensation ratio: <i>(No Survey route only) Ratio is associated with the risk zone above it.</i>	2:1 ☒	1:1 ☐ Other ☐ (Provide details below)
3.4	Pond compensation ratios: <i>(Survey route only)</i>	GCN 'Present' Ponds - 4:1 GCN 'Un-surveyed' Ponds - 2:1 GCN 'Absent' Ponds - 1:1	
3.5	Additional Multipliers: <i>Applicable only under an alternative Impact Assessment approach e.g. Temporary impacts multiplier.</i>		
3.6	Number of compensation ponds required: <i>[Expected total number of ponds lost] x [compensation ratio(s)]</i>	0.2	
3.7	Is the Time-lag multiplier of 1.1x required? <i>Multiplier applied when allocated compensation ponds are under a year old (not yet fully functional).</i>	Yes ☒	No ☐ In Part ☐
3.8	Total number of compensation ponds required <i>After all multipliers</i>	0.22	
3.9	Is a 1 st Stage Conservation Payment required? <i>Mandatory when three or more compensation ponds are required, unless otherwise stated by Natural England.</i>	Yes ☐	No ☒

4. Administration Fee and Conservation Payment

- 4.1 Natural England charges a non-refundable Administration Fee of £570 + VAT for the production of a provisional Impact Assessment and Conservation Payment Certificate. An invoice for this fee will be issued at the point of production of the provisional Impact Assessment and Conservation Payment Certificate, payable within 28 days of issue.
- 4.2 Applicants must also make a Conservation Payment to Natural England, to allow Natural England to pay for the creation of sufficient new great crested newt habitat to compensate for the impacts of the Applicant's proposals and maintain this habitat for 25 years.
- 4.3 If the total number of compensation ponds required is 3 or more the Conservation Payment shall be split into two staged payments: a 1st Stage Conservation Payment and a 2nd Stage Conservation Payment. In the case of a phased development, see Annex 4.
- 4.4 An Applicant who is not required to make staged payments will be issued with a VAT-inclusive invoice for the Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.
- 4.5 An Applicant who is required to make a 1st Stage Conservation Payment will be issued with a VAT-inclusive invoice for that payment once it has signed the provisional Impact Assessment and Conservation Payment Certificate at section 6, below, and returned it to Natural England. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10 below. When an Applicant is required to make a 1st Stage Payment Natural England will not complete the Impact Assessment and Conservation Payment Certificate by signing and dating it at section 8 until that payment has been made.
- 4.6 An Applicant who has made a 1st Stage Conservation Payment will be issued with a VAT-inclusive invoice for the 2nd Stage Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.
- 4.7 Except for householder home improvement projects or where planning permission has been received following a householder planning application a further non-refundable fee of £690 will be charged at the point of issue of any subsequent licence under reg. 55 of the Conservation of Habitats and Species Regulations 2017 (as amended), payable within 28 days of issue.

Basis of calculation of Conservation Payment:

0.22 compensatory ponds required at £ 20,200 each = £ 4,444.00 plus VAT = total £ 5,332.80 .

If a 1st Stage Conservation Payment is required, the Conservation Payment shall be split as follows: See 4.2 to 4.6, above

1st Stage Conservation Payment: £ - plus VAT = total £ - . See 4.5, above

2nd Stage Conservation Payment: £ - plus VAT = total £ - . See 4.6, above

Plus:

Administration fee for Impact Assessment and Conservation Payment Certificate £570 plus VAT = total £684 See 4.1, above

Fee payable on the issue of a licence £690 (no VAT) See 4.7, above

Date: 08/07/2026 See clause 5.11, below

Additional comments on the Conservation Payment:

A breakdown of the Conservation Payment per pond is given at Annex 2.

The Conservation Payment must be made in full before a licence under regulation 55 of the Conservation of Species and Habitats Regulations 2017 (as amended) may authorise activities that would otherwise breach Regulation 43 of those regulations.

5. Further Important Information

- 5.1 It is the duty of the Applicant to inform Natural England if the extent of the land affected by the proposed development is not exactly as shown on the Plan attached as Annex 3 to this Certificate or if it alters at any time after the date of this Certificate. An offence may be committed if incorrect information is submitted to Natural England in the course of the licensing process.
- 5.2 Natural England shall be entitled to terminate this Certificate if information subsequently received causes it to reasonably conclude that the impacts on great crested newts, or the required level of compensation, of/for the Applicant's proposals on the Site have been under-stated in this Certificate. Before terminating this Certificate Natural England shall give the Applicant reasonable notice of its intentions and the opportunity to make a written representation against withdrawal.
- 5.3 This Certificate relates only to the development described in this form and not to any associated or enabling development.
- 5.4 Natural England's assessment of the total number of ponds to be lost at the Site is informed by the information provided by the Applicant in its Enquiry Form. However, where an Applicant has not provided up to date survey data Natural England determines the number of ponds to be lost at the Site from its own information. In all cases Natural England retains discretion in assessing the number of ponds to be lost as a result of the Applicant's proposals at the Site and its decision shall be conclusive.
- 5.5 This Certificate is not a licence granted under reg. 55 of the Conservation of Habitats and Species Regulations 2017 (as amended) (henceforth "the 2017 Regulations") and is not a confirmation or warranty that such a licence will subsequently be granted.¹ Natural England excludes all warranties and representations in so far as the law permits.
- 5.6 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations any such licence will be subject to the conditions therein set out, which may include (but not be limited to) conditions that activities may not be commenced until the Applicant has paid the Conservation Payment in the amount and manner set out herein and that activities may not be commenced until compensatory works have reached a specified stage of completion.
- 5.7 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations Natural England agrees to use and hold Conservation Payment monies payable by and received from the Applicant for the purposes and period of time set out in Annex 2 to this Certificate. Any surpluses properly arising after 25 years from the date of the grant of a licence shall be retained and used by Natural England for the purposes of enhancing the conservation status of great crested newts in England.
- 5.8 If planning permission or other essential regulatory consent (including a licence to the Applicant under reg. 55 of the 2017 Regulations) for the Applicant's proposals on the site are refused, or are not applied for, the 1st stage Conservation Payment(s) made by the Applicant to Natural England pursuant to this Certificate will be repaid in full.
- 5.9 If following the receipt of planning permission and/or all other essential regulatory consents but prior to the commencement of any works on the Site that could kill or disturb great crested newts or damage or destroy their habitat the Applicant confirms in writing to Natural England that it no longer wishes to proceed with its proposals on the Site any 1st Stage Conservation Payment already made shall be forfeit and any 2nd Stage Conservation Payment already made will be repaid subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. An Applicant who was not required to make staged payments will be repaid any Conservation Payment already made subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.
- 5.10 If the Applicant only carries out part of the development on the Site and has less impact than that assessed at part 2 of this Certificate it shall be entitled to request Natural England to recalculate the Conservation Payment. Such request shall be in writing and shall contain all the information necessary to allow Natural England to assess the impact of the modified development. If the recalculated Conservation Payment is lower than the Conservation Payment(s) already paid the Applicant shall be entitled to reimbursement of the difference on the following basis: a 1st Stage Payment shall be forfeit; the balance may be repaid from a 2nd Stage Payment subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of the request to recalculate; an Applicant who was not required to make staged payments will be repaid the difference subject to the deduction of such costs as have reasonably been incurred

by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written request. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.

- 5.11 Once signed and dated in section 8, this Certificate shall remain effective for the period of 25 years from the commencement of works on the Site that could kill or disturb great crested newts or damage or destroy their habitat; save that if after two years from the date of this Certificate the Conservation Payment set out at part 4 of this Certificate has not been paid in full Natural England shall be entitled to review and revise the amount of that payment to such sum as at the date of such review is sufficient to pay for the creation and maintenance of sufficient great crested newt habitat to compensate for the impacts of the Applicant's proposals for 25 years. Until signed and dated in section 8 this Certificate is provisional only and if it has been determined that a 1st Stage Conservation Payment is required it will lapse and be of no further effect after 4 weeks from the date given in section 4. If it has been determined that a 1st Stage Conservation Payment is not required this Certificate will lapse and be of no further effect after 2 months from the date given in section 4.
- 5.12 This Certificate may not be relied on by any person other than the Applicant and may not be assigned to any other person without the prior written consent of Natural England. Natural England's consent will be conditional upon any assignee signing a Certificate in like form to this Certificate, or as appropriate to the circumstances, subject to which consent shall not unreasonably be withheld.
- 5.13 Natural England's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment paid by the Applicant to Natural England and un-spent as at the date of adjudication of the claim.
- 5.14 The Applicant's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment properly calculable on the basis of the actual development to which this Certificate relates.
- 5.15 Neither Natural England nor the Applicant shall be liable to the other for any indirect, special or consequential loss or damage or any loss of profits, turnover, business opportunities or damage to goodwill (whether direct or indirect).
- 5.16 No variation of this Certificate shall be valid unless it is in writing and signed by or on behalf of both parties.
- 5.17 Nothing in this Certificate shall prejudice, conflict with or affect the exercise by Natural England of its statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations arising or imposed under any legislative provision enactment, bye-law or regulation whatsoever, nor shall it fetter the exercise of any discretion Natural England may have.
- 5.18 Natural England may terminate this Certificate immediately on notice in writing where, in Natural England's reasonable opinion, compliance with the obligations in this Certificate is likely to conflict with Natural England's statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations.
- 5.19 The Applicant acknowledges that Natural England is subject to the requirements of the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (both as amended) and cannot guarantee confidentiality. The Applicant shall assist and co-operate with Natural England as necessary to comply with these requirements. In responding to a request for information, including information in connection with the subject matter of this Certificate Natural England shall where in its absolute discretion it deems necessary use reasonable endeavours to consult with the Applicant. Notwithstanding this the Applicant acknowledges that Natural England may disclose information without consultation, or following consultation with the Applicant having taken its views into account.
- 5.20 The Applicant shall ensure that all information produced in connection with the subject matter of this Certificate or relating to this Certificate is retained for disclosure and shall provide all necessary assistance as reasonably requested to enable Natural England to respond to a request for information within the time for compliance and shall permit Natural England to inspect such records as requested from time to time.
- 5.21 Nothing in this Certificate is intended to, or shall be deemed to, constitute a partnership or joint venture of any kind between Natural England and the Applicant. No party shall have authority to act as agent for, or to bind, the other party in any way.
- 5.22 The parties do not intend any term of this Certificate to be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to it.

- 5.23 This Certificate and all disputes or claims arising out of or in connection with the activities of the parties in connection with it shall be governed by and construed in accordance with the law of England.
- 5.24 The Annexes to this Certificate form part of and are incorporated into this Certificate and the agreement between Natural England and the Applicant.

6. Declarations

This Declaration may only be signed by either:

- The person identified at 1(a) of the Enquiry Form, as the individual Applicant; **or**
- A director or senior authorised employee of the corporate Applicant identified in 1.1; **or in either case:**
- A person authorised in writing by the Applicant to complete the Enquiry Form and to make this Declaration.
Any such written authorisation must identify the site and development concerned and be irrevocable.

The Applicant declares as follows:

- **All of the information provided by the Applicant to enable Natural England to produce this Certificate is up to date, complete and correct;**
- **All of the information provided by the Applicant in the District Level Great Crested Newt Licence Enquiry Form is up to date, complete and correct;**
- **The terms and conditions contained within this Certificate are agreed and accepted.**

Signed:

Print Name and position of signatory:

For electronic applications, please insert an electronic signature above or tick this box to confirm with the declaration:

☒

I confirm that I (the above) am duly authorised by the Applicant to sign and submit this document on its behalf:

☒

Dated:

Invoicing – details of where the invoice(s) should be sent (for first stage payment only)	
Email address for invoice:	
Purchase Order Number * for Conservation Payment:	
Company Name:	
Address:	
Postcode:	
County:	
Customer contact name	
Telephone number:	

** Or an alternative reference code. This is a requirement in order for Natural England to raise the invoice*

Any person who in order to obtain a licence under regulation 55 of the 2017 Regulations knowingly or recklessly makes a statement or representation, or furnishes a document or information which is false in a material particular, shall be guilty of an offence and may be liable to criminal prosecution. A person found guilty of such an offence is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.

7. Use of this Certificate

In consideration of the Applicant's obligations arising herein Natural England consents to the use of this Certificate by the Applicant in support of an application for planning permission, or development consent under the Planning Act 2008, for development on the Site. Under District Level Great Crested Newt Licensing Natural England carries out its formal determination for the purposes of Regulation 55 of the 2017 Regulations after the grant of planning permission, or development consent under the Planning Act 2008, for the development in question. Accordingly, as at the date of this Certificate that formal determination has not yet been carried out.

However, in signing this Certificate Natural England has considered the matters it believes to be necessary to satisfy Regulation 55 (9) (b) of the 2017 Regulations ("that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range") and has concluded that payment by the Applicant of the Conservation Payment will suffice to allow the impacts on great crested newts of the Applicant's proposals on the Site to be adequately compensated, and therefore that these proposals will not be detrimental to the maintenance of the population of great crested newts at a favourable conservation status in their natural range.

This Certificate reflects Natural England's views in relation only to great crested newts on and within 250m of the Site.

8. Natural England

Signed for and on behalf of Natural England
Duly authorized:

Rebecca Eyre Digitally signed by Rebecca Eyre
Date: 2026.07.10 07:58:16
+01'00'

Print Name and position in Natural England:

Rebecca Eyre DLL Senior Officer

Dated:

10/07/2026

¹ In order for Natural England to grant a licence to the Applicant under reg. 55 of the 2017 Regulations it must be satisfied, inter alia, that the activities so licensed meet the provisions of reg. 55 (2) and 55 (9) (a) and (b). Compensatory works funded by the Conservation Payment set out in this document allow the provisions of reg. 55 (9) (b) to be satisfied ("that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range"), but do not address the issues raised in reg. 55 (2) ("...imperative reasons of overriding public interest, including those of a social or economic nature ...") or 55 (9) (a) ("that there is no satisfactory alternative"). Accordingly, no representation, assurance, condition or warranty is given by Natural England to the effect that activities associated with the development described in this form will go on to be licensed by Natural England.

Annex 1

Privacy Notice

Who collects your data?

The data controller is Natural England, Foss House, Kings Pool, 1-2 Peasholme Green, York, YO1 7PX. You can contact the Natural England Data Protection Manager at: Natural England, County Hall, Spetchley Road, Worcester, WR5 2NP; foi@naturalengland.org.uk

The Defra group Data Protection Officer is responsible for checking that Natural England complies with legislation. You can contact them at: Department for Environment, Food and Rural Affairs, SW Quarter, 2nd floor, Seacole Block, 2 Marsham Street, London SW1P 4DF. DefraGroupDataProtectionOfficer@defra.gsi.gov.uk

What of my data is being collected and how is it being used? What is the legal basis for the processing?

The data collected by Natural England includes: an Applicant's name and contact details, the name and contact details of any agent appointed by the Applicant, the name and contact details of individual points of contact within the Applicant's organisation and that of the Applicant's agent, customer type, the nature of the Site, the development proposed on the Site, reasons for that development, and bank account information for refunds.

Natural England uses such data to run a great crested newt licensing scheme ("the Scheme") in the area in which the Site is located. Processing is necessary (a) for the performance of a task carried out in the public interest or in the exercise of official authority vested in the data controller. That task is to conduct the licensing functions delegated by Defra to Natural England under section 78 of the Natural Environment and Rural Communities Act 2006 and (b) for the performance of the contractual terms set out in this Certificate.

The processing by us of personal data relating to wildlife-related or animal welfare offences or related security measures is carried out only under official authority. This information is used in assessing an application as it is a material fact.

Who will my data be shared with?

Information provided by or on behalf of the Applicant and any supporting material will be used by Natural England to undertake our licensing functions and to operate the Scheme. This will include assessing an Applicant's proposals in line with the Scheme, producing a Scheme certificate, assessing an Applicant's licence application, issuing a licence if applicable, monitoring compliance with licence conditions and collating licence returns and reports. In carrying out these functions Natural England may discuss your Scheme application with third parties such as contractors commissioned to deliver the necessary habitat compensation. Natural England may for particular licence applications and at specific stages of the licensing process discuss your application with third parties. The details of this sharing are set out here <https://www.gov.uk/government/publications/wildlife-licensing-privacy-notice>

Natural England recognises there is significant public interest in wildlife licensing and in those who benefit from receiving a wildlife licence. Therefore, we may make information publicly available. Information released may include, but is not limited to, your name or business name, application and licence details as well as reports and returns. Natural England, however, realises that some licensed activities can be sensitive and we **will not** release information that could harm people, species or habitats. In some cases, for example, this may mean not releasing the names and addresses of individuals or the location of the licensed activity.

We will respect personal privacy, whilst complying with access to information requests to the extent necessary to enable Natural England to comply with its statutory obligations under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000.

How long will my data be held for?

Your personal data will be kept by us for 7 years beyond the period of effectiveness of this Certificate.

If you are relying on my consent to process data, can I withdraw my consent?

No, because the processing is not based on consent.

What will happen if I don't provide the data?

Failure to provide this information will mean that we will be unable to assess your application for a Scheme certificate and/or a wildlife licence.

Will my data be used for automated decision-making or profiling?

The information you provide is not connected with individual decision making (making a decision solely by automated means without any human involvement) or profiling (automated processing of personal data to evaluate certain things about an individual).

Will my data be transferred outside of the EEA?

The data you provide will not be transferred outside the European Economic Area.

What are my rights?

A list of your rights under the General Data Protection Regulation, the Data Protection Act 2018, is accessible at: <https://ico.org.uk/for-organisations/guide-to-the-general-data-protection-regulation-gdpr/individual-rights/>

How do I complain?

You have the right to lodge a complaint with the ICO (supervisory authority) at any time. Should you wish to exercise that right full details are available at: <https://ico.org.uk/for-organisations/guide-to-the-general-data-protection-regulation-gdpr/individual-rights/>

Natural England's Personal Information Charter

Details of our Personal Information Charter can be found at: <https://www.gov.uk/government/organisations/natural-england-personal-information-charter>

Annex 2

Breakdown of Conservation Payment per compensatory pond required

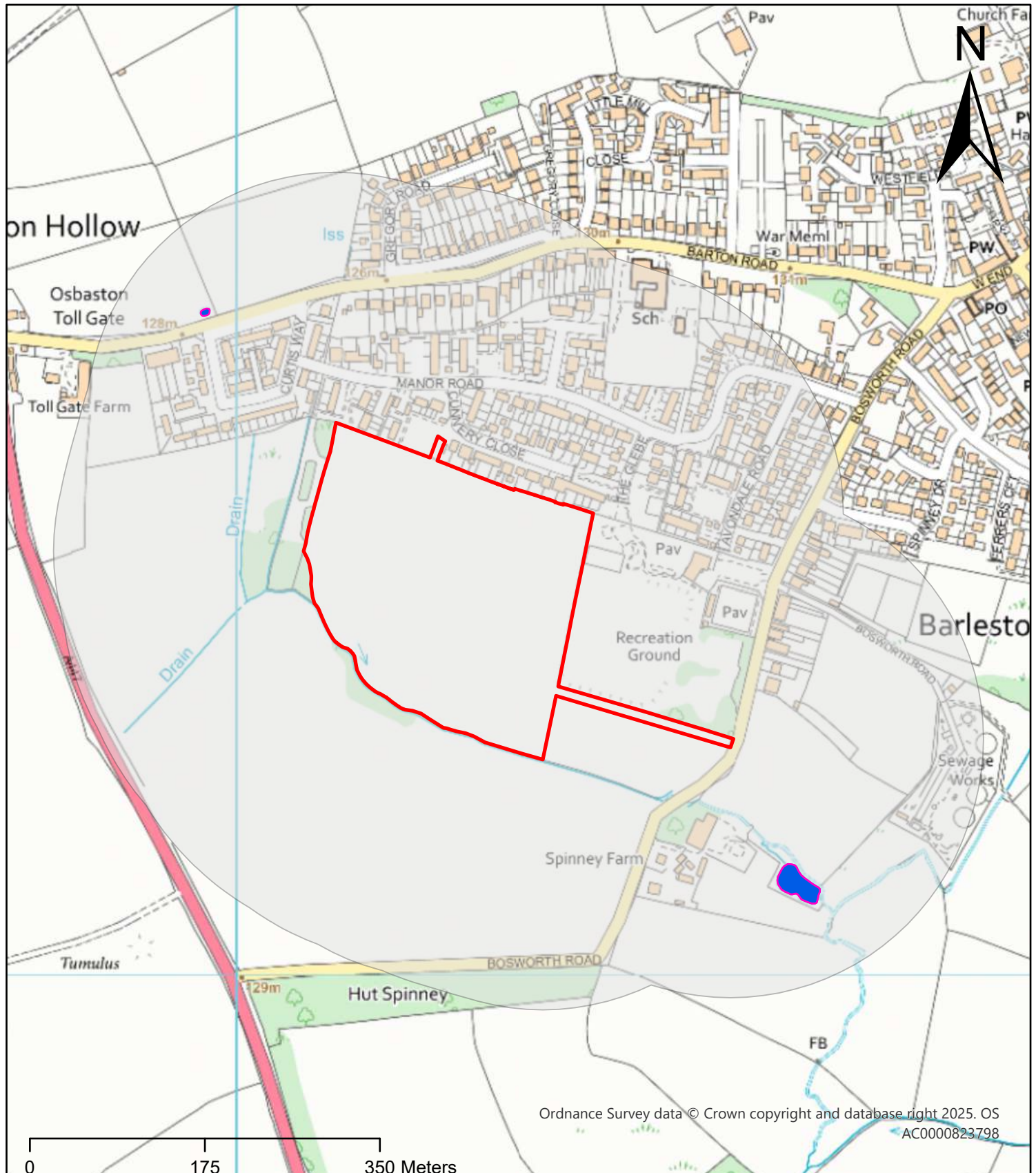
Habitat delivery (66%)	Compensatory pond creation or restoration*	£5,135 per pond, including cost of obtaining planning permission where necessary	Funds to be spent as soon as possible
	Contingency fund for replacement of compensatory pond	£900 per pond initially created	Funds to be pooled Spent on the creation of further ponds at Natural England's discretion, within 25 years
	Compensatory pond maintenance	£5,290 per pond initially created	Funds to be pooled Spent over 25 years
	Habitat facilitation, strategy provision and licence compliance	£2,200 per pond initially created	Funds to be pooled Spent over 25 years
Habitat monitoring (19%)	Monitoring	£3,590 per pond initially created	Funds to be pooled Spent over 25 years, including eDNA and HSI surveys
	Modelling and mapping updates	£210 per pond initially created	Funds to be pooled Spent at regular intervals over 25 years
Administration (15%)	Natural England: management and administration of scheme	£2,875 per pond initially created	Funds to be pooled Spent over 25 years

Plus VAT

* Items marked with an asterisk relate to immediate costs for pond creation and together constitute the 1st Stage Conservation Payment per compensatory pond, in cases where this is payable separately.

DLL-ENQ-LEIC-00191 – Land off Cunnery Close

Annex 3 Location Map



- Living Pond Layer
- Site Boundary
- 250m Buffer