

**HOME FARM,
GROBY,
LEICESTER,
LE6 0FT**

Grid. Ref. SK 51124 08281

W3W. teach.nods.known

GROUND LEVEL TREE ASSESSMENT

AUGUST 2025

Ref: WCL/JW-M/GLTA/11825



**THE CONTENTS OF THIS DOCUMENT
ARE CONFIDENTIAL**

**WILDLIFE CONSULTANTS
LIMITED**

11th AUGUST 2025

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WILDLIFE CONSULTANTS LTD

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Company no. 6652915

Registered in England and Wales

B INTRODUCTION

Wildlife Consultants Limited were instructed by Mr. Jack Wilkins, Marrons Ltd., 1st Floor, One Colton Square, Leicester, LE1 1QH, on behalf of clients, Mr. Jaz Sahota, LonXthree c/o 2012 Partnership Homes Ltd, 50 Friargate, Derby DE1 1DF to undertake the appropriate GLTA survey and prepare the associated reports Home Farm, Bradgate Hill, Groby, Leicestershire, LE6 0FT with regard to the submission of a planning application for 2x self-build dwellings with all matters reserved except access and landscaping - 25/00374/OUT

The instruction was given following comments from LCC Ecology and Biodiversity Planning
“*we require the results of the GLTA prior to determination*”

No trees are present within the application site and no trees are to be felled or cleared as a result of the proposed development.

Trees are present adjacent to the site which may require management at some future date but there are no current plans for this to be done – 2 x Ash (*Fraxinus*) which are suffering from Ash Dieback (*Hymenoscyphus fraxineus*).

Tree species include English Oak (*Quercus robur*), Ash (*Fraxinus*) and Conifer being Mature and Semi-mature.

The associated trees adjacent to the site had previously been assessed as offering potential for foraging and commuting bats and lighting recommendations accordingly had been made.

A detailed GLTA of the trees immediately adjacent to the site – 1 x Oak (SM), 1x Ash (M), 2 x Oak (M), 2 x Conifer (M) and 1 x Ash (M).

No PRFs were identified.

An emergent survey was conducted to identify the emergence of any bats from these trees and the foraging and commuting / flight paths activity of any bats in the immediate area.

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Fig. 1: Site location

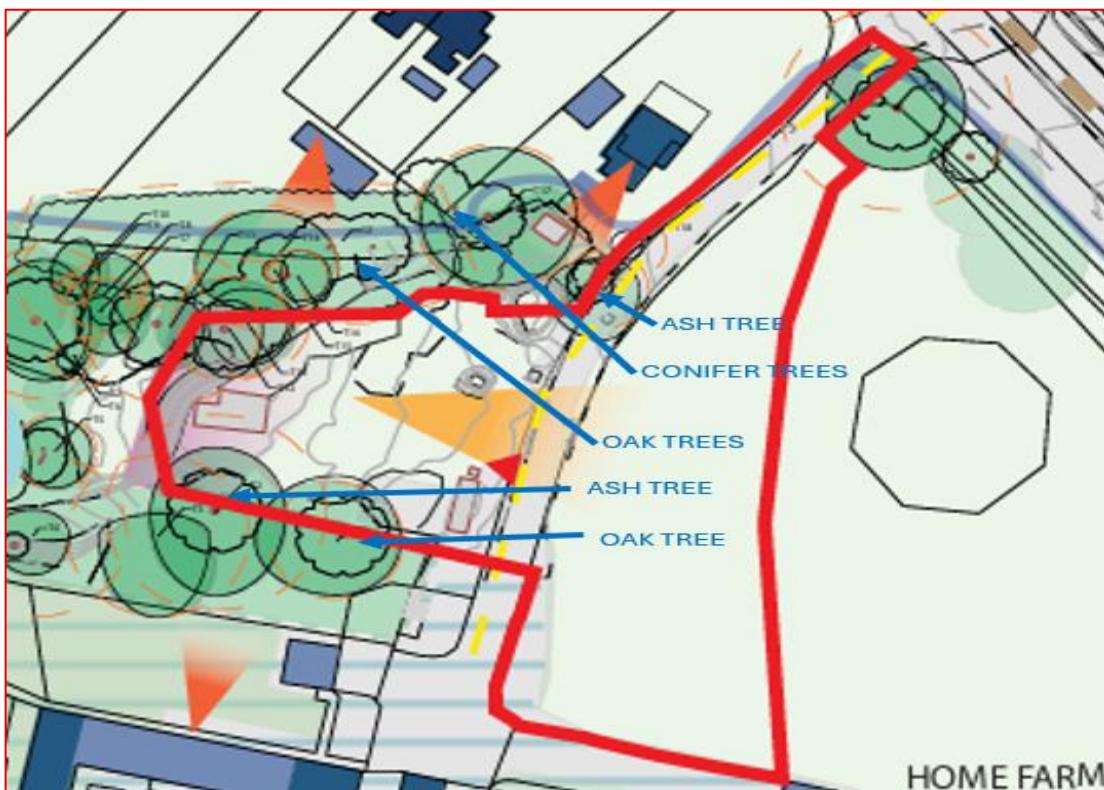


Fig. 2: Trees identified

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C SURVEY INTRODUCTION

C Field Survey

Ci Methodology

A GLTA of the trees immediately adjacent to the site and an emergence survey where safe to do, access to the Quarry area is restricted due to safety concerns.

The ecologist surveyed the following during this survey:

1. Field survey:

The proposed site.

Cii Timing

Presence / absence survey was conducted on the 11th August 2025.

Ciii Constraints / Weather Conditions

No surveys were conducted in wet or adverse weather.

Civ Personnel

All personnel conducting the surveys are established, qualified and experienced ecologists employed by Wildlife Consultants Limited.

Ecologist: R Davies: Bat Licence registration number 2020-47590-CLS-CLS

J. Lloyd Bsc.

H. Summers

The visiting ecologist's conduct on site conformed at all times with industry best practice guidelines.

D RESULTS

D1: BATS

LEGISLATIVE CONTEXT

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Habitats and Species Regulations 2010. Together these two legislations make it an offence to:

- Deliberately capture or intentionally take a bat
- Deliberately or intentionally kill or injure a bat
- To be in possession or control of any live or dead bat or any part of, or anything derived from a bat
- Damage or destroy a breeding site or resting place of a bat

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- Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection
- Deliberately disturb any bat, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

Results:

- No PFAs were identified at the GLTA.
- No species of bat was identified emerging from the identified trees.
- Two species of bat were observed and recorded foraging / commuting in the immediate area.
- No loss of foraging or commuting habitat will be lost as a result of the proposed development.
- Lighting scheme to be implemented during and post development.

EMERGENCE SURVEY

Survey Type:	DUSK				Emergence
Date: 11th August 2025	Visit Number: 1		Surveyors: S1 Holly Summers S2 Robert Davies S3 Jen Lloyd	Weather: Good Temp: 21° Wind: 4 mph WSW Cloud: 5%	Sunset: 20.39 Sunrise: Last Light: First Light:
Site Address: Home Farm, Bradgate Hill, Groby, LE6 0FT					Grid Reference: SK 51124 08281
Time	Species	N°	Activity	Habitat	ID Method
20.00	Survey Start				
20:52	Common Pipistrelle	1	Flight / Foraging	Property & garden to Bradgate Hill Road	S1 & 2- Visual / Detector
20:57	Noctule	1	Flight	Trees & garden to Bradgate Hill Road	S1 Visual / Detector
20.59	Common Pipistrelle	2	Flight / Foraging	Trees & garden to Bradgate Hill Road	S1 Visual / Detector
21.01	Common Pipistrelle	1	Flight / Foraging	Trees & garden to Bradgate Hill Road	S1 Visual / Detector
21.03	Noctule	1	Flight / Foraging	Trees beyond the site	S2 Detector
21.04	Common Pipistrelle	2	Flight / Foraging	Trees & garden to Bradgate Hill Road	S1 Visual / Detector
21.05	Common Pipistrelle	1	Flight	Over the site	S2 Visual / Detector
21.06 - 21.10	Common Pipistrelle	2	Flight / Foraging	Trees beyond the site	S2 Detector
21.12 - 21.14	Noctule	1	Flight / Foraging	Trees beyond the site	S3 Visual / Detector
21.17 - 21.19	Noctule	2	Flight / Foraging	Trees beyond the site	S3 Detector
21.23	Common Pipistrelle	2	Flight / Foraging	Trees beyond the site	S2 & 3 Detector
21.37	Noctule	1	Flight / Foraging	Trees beyond the site	S2 & 3 Detector
21.45	Common Pipistrelle	2	Flight / Foraging	Trees beyond the site	S2 & 3 Detector
21.47	Noctule	1	Flight / Foraging	Trees beyond the site	S1 Detector
22.03	Noctule	1	Flight / Foraging	Trees beyond the site	S2 & 3 Detector
22.11 - 22.12	Common Pipistrelle	2	Flight / Foraging	Trees beyond the site	S3 Detector
22.13	Noctule	1	Flight / Foraging	Trees beyond the site	S3 Detector
22.13 - 22.14	Common Pipistrelle	2	Flight / Foraging	Trees beyond the site	S1 Detector
22:30	Survey Finish				

E DISCUSSION

No trees are present within the development site and no trees are scheduled to be removed or managed as a result of the proposed development.

Trees are present to the boundaries of the site and are currently to be retained during and post development.

Two species of bat were recorded and observed flighting and foraging over around these adjacent trees and no loss of foraging or flight lines are considered as being lost as a result of the proposed development.

Favourable Conservation Status, of protected species – bats, in the immediate and wider area, is considered being unaffected by the proposed development.

F CONCLUSION & RECOMMENDATIONS

CONCLUSION:

- **Mature trees** adjacent to the site offer foraging and roosting potential.
- **No Licenses** are considered as being required from Natural England – licensing authority.
- **Biodiversity Enhancement** can be achieved with installation an appropriate Lighting Scheme.

On the evidence of the results of the survey it is the conclusion of this report and the considered opinion of Wildlife Consultants Limited the proposed development will have no adverse effect on the potential for bats to forage and use the flightlines in the immediate or wider area.

RECOMMENDATIONS:

1. **Ground Level Tree Assessments (GLTA)** – if trees outside the development site are being managed post development.

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BIODIVERSITY ENHANCEMENT

LIGHTING

Institution of Lighting Professionals (ILP) guidance note (GN08/23)
(Bats and Artificial Lighting at Night publication)

Propose external lighting to be in the form of either wall mounted lighting fixed to the buildings, or floor mounted lighting to designate the parking areas and allow safe access to the proposed dwellings, all lighting to be motion activated.

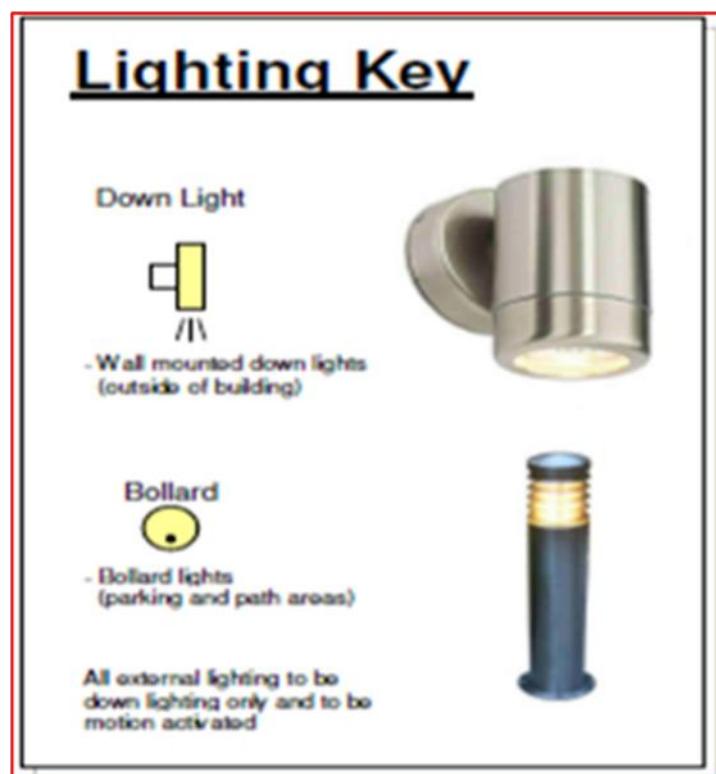
Wall mounted lighting: Exterior wall lights to be "Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/atlantis-ip65-35w-gu10-or-led-gu10>

Floor mounted lighting: Exterior ground lights to be "Alto 60 Bollard Light - Stainless Steel IP44 600mm" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/alto-60-bollard-light-stainless-steel-ip44-600mm>

These exterior bollards are to be installed to allow safe entry to the proposed dwellings from the parking area.



G REFERENCES

Bat Workers Manual, JNCC 2004
Bat Surveys for Professional Ecologists: *Good Practice Guidelines 4th Edition* 2023
Institution of Lighting Professionals (ILP) guidance note (GN08/23)
(Bats and Artificial Lighting at Night publication)
Wildlife and Countryside Act HMSO 1981
<http://www.naturalengland.org.uk>
<http://www.nbn.org.uk>

Please note: All photographs & maps remain the property of Wildlife Consultants Limited.

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 2	14 AUGUST 2025	COMPANY SECETARY	R. S. DAVIES

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