



JM ECOLOGY

**TOFINO HOMES
PLOT 6
LAND OFF DOVECOT CLOSE
CONGERSTONE**

**PRELIMINARY
ECOLOGICAL APPRAISAL**

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EXECUTIVE SUMMARY

This Preliminary Ecological Appraisal (PEA) has been undertaken on behalf of Tofino Homes in respect of the Site; Plot 6, Land off Dovecot Close, Congerstone. It has been produced to inform the client of the ecological baseline of the Site including possible requirements for further ecological surveys, likely mitigation, and compensation or enhancements. A summary of the outline recommendations is provided below.

Robust pollution prevention practices are recommended during construction to avoid risk of impacts to the Ashby Canal Site of Special Scientific Interest (SSSI) which is 100m east of the Site. Additionally, the surface water and foul drainage strategy should avoid any potential direct or indirect discharge into the SSSI. Where such measures are adequately implemented, risk of impacts to this nationally important Site are considered extremely unlikely given the scale of the scheme and its relative distance.

H1 is considered a Potential Local Wildlife Site and priority habitat under the NERC Act (2006) and is the most notable feature on-Site; its proposed retention and current protection by Heras fencing is therefore considered extremely advantageous and fencing should be maintained for the life of the development including Plot 6 creation. Proposals include removal of a small section of H1 to facilitate pedestrian access towards Barton Lane. Where this cannot be avoided losses should be offset through a combination of new native, species rich hedgerow planting and establishment of a species rich wildflower verge along H1 as part of the schemes landscaping.

The Site's other remaining habitats are of little floristic value and their losses are not considered likely to present a constraint to the development. Habitat losses should be offset through new planting of native habitats seeking biodiversity net gains in accordance with objective set out within the National Planning Policy Framework. Alongside prescriptions set out above in respect of H1's compensation and/or enhancement, the development should seek to secure new native tree planting and if possible the provision of a general wildflower area within the limits of the land ownership.

Potential presence of common amphibians and reptiles cannot be entirely ruled out. As such, If any removal of H1 is required, it should be cleared using a systematic approach sensitive to the risk of these species being present as defined later in this report.

In order to protect animals including badger during construction phase, good practice methods should be implemented throughout works as set out later within this report.

Risk of nesting birds cannot be ruled out. As such vegetation pruning/removal (H1 and the tree) should be complete outside of the breeding bird season of which is March to October (inclusive). Work between November and February (inclusive) should still be preceded by a nesting bird survey carried out by contractors, as some species can nest all year round. If it is necessary to conduct vegetation pruning/removal within the nesting bird season, any works to suitable vegetation should be preceded by a nesting bird check conducted by a Suitably Qualified Ecologist (SQE). Where nests are encountered, a suitable standoff zone will be implemented, and all works in the area will cease until the chicks have fledged.

If during construction a hedgehog is found it should be left in situ, and all works should cease within the vicinity of the area and a professional ecologist should be contacted for further advice.

CONTENTS

EXECUTIVE SUMMARY	II
1. BACKGROUND INFORMATION	5
Site Details	5
Purpose of This Report.....	5
2. LEGISLATION	7
3. METHODOLOGY	9
Zone of Influence	9
Habitat Survey	9
Desk Study	9
Limitations	10
4. RESULTS.....	11
Designated Sites	11
Habitats.....	11
Protected/Notable Species	15
5. EVALUATION	17
Designated Sites	17
Habitats.....	17
Species.....	17
6. RECOMMENDATIONS.....	19
Designations	19
Habitats.....	19
Protected/Notable Fauna	20
7. REFERENCES	22

FIGURES

Figure 1-1: Site Context
Figure 4-1: Ruderal/Ephemeral
Figure 4-2: Bare Ground
Figure 4-3: H1
Figure 4-4: TN1

APPENDICES

APPENDIX 1: Proposed Masterplan
APPENDIX 2: Habitat Map

1. BACKGROUND INFORMATION

- 1.1 This Preliminary Ecological Appraisal (PEA) has been complete on behalf of Tofino Homes for the Site; Plot 6, Land of Dovecot Close, Congerstone. It has been produced to inform the proposed re-development of the Site for a single residential dwelling.
- 1.2 This report has been provided following an approved planning permission by Hinkley and Bosworth Borough Council for the land immediately south of the Site; details for this extant and enacted permission can be found under planning reference 20/00444/FUL. The approved permission included 5 properties (Plots 1-5) and associated infrastructure, gardens and public greenspace.
- 1.3 The masterplan for the Site is provided in Appendix 1. This layout includes all 6 plots and is therefore useful to understand the context of the new proposal.

Site Details

- 1.4 The Site is a storage area within an active development site dominated by bare ground. Given the rural location the Site is situated within a local landscape dominated by agricultural land with sporadic residential settlements present.
- 1.5 The Site is approximately 0.13Ha in extent and is located on grid reference SK 37008 05554.

Figure 1-1: Site Context



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Purpose of This Report

- 1.6 This PEA provides baseline data and recommendations for mitigation, compensation and enhancements as appropriate as well as recommendations for any further surveys if necessary. It is produced with due consideration for best practice (CIEEM, 2017) and the British Standards Institution (BSI, 2013).

2. LEGISLATION

2.1 Legislation relevant to this assessment are as follows:

- The Conservation of Habitats and Species Regulations 2019 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way (CROW) Act 2000;
- The Environment Act 2021;
- The Wild Mammals Act (1996); and,
- Natural Environment and Rural Communities (NERC) Act 2006;
- Hedgerow Regulations 1997

2.2 The National Planning Policy Framework (NPPF, 2021) informs Local Planning Authorities when developing their planning policies and when reviewing planning applications affecting features of value to nature conservation.

2.3 In respect of the natural environment, the NPPF states under Paragraph 174 that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

2.4 The NPPF also states under Paragraph 179 that:

“To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

2.5 Paragraph 180 also states:

“When determining planning applications, local planning authorities should apply the following principles:

- i) 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 planning permission should be refused;
- ii) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the Site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- iii) development resulting in 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; and
- iv) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.

3. METHODOLOGY

Zone of Influence

3.1 The defined Zone of Influence (ZOI) for any given proposal is related to the significance of sites and species which may be present in the surrounding landscape. For this extremely small scale scheme (which will result in localised impacts only) the following ZOI have been established for designations:

- 2km around the Site for sites of International Importance (e.g. Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site);
- 1km around the Site for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSI) and Local Nature Reserves [LNR]); and
- Priority habitats within 50m

Habitat Survey

3.2 A Site survey was undertaken on 25th March 2023 by Joe McLaughlin BSc (hons) MCIEEM. Joe has over 10 years' experience in survey and site assessment for bat species and is appropriately qualified for the surveys based on the CIEEM competencies for carrying out species surveys (CIEEM, 2017). Joe is registered to use a level 2 personal bat licence (2016-26529-CLS-CLS), acts as the named ecologist on numerous mitigation licences and is one of a small number of consultants nationwide registered under the Bat Mitigation Class Licence (RC210); all of which further demonstrates his competence to lead this type of work.

3.3 The visit was completed using Phase 1 habitat survey techniques as defined in the standard methodology (JNCC, 2016) and UK Habitat Classification System (UK HAB, 2020).

3.4 In addition, the methodology was extended to include a search for incidental evidence of protected/notable fauna. Specific consideration was given to the following species:

- Birds;
- Bats;
- Amphibians, including great crested newts (GCN) *Triturus cristatus*;
- Reptiles;
- Badgers *Meles meles*; and
- Priority Species, such as hedgehog *Erinaceus europaeus*.

3.5 Habitats adjacent to the Site were viewed, where possible, from the Site boundaries in order to assess their potential to support protected species that could be utilising the survey Site.

Desk Study

3.6 As part of a desk-based assessment data sources listed below were searched to gather ecological data of relevance to the project, including the identification of ecologically sensitive habitats such as vegetation corridors, woodlands, watercourses, standing water and statutory designated Sites.

- Multi-Agency Geographic Information for the Countryside (MAGIC);
- Ancient Woodland/Tree Inventory;

- Ordnance Survey 1:25,000 mapping;
- Aerial imagery (Google Earth Pro – imagery dated 1999 - 2021); and,
- Review of the old ecology report submitted for the wider site under permission 20/00444/FUL

3.7 Magic maps and the Natural England Open Data Geoportal were also accessed in respect of protected species.

Limitations

- 3.8 The survey was complete outside of the recognised plant growing season (April to September) and the Site appeared to have been recently mown. Whilst some botanical species may not have been visible, the surveyor was able to categorise the habitats and assess the potential for protected species to be present, in line with the aims of the Preliminary Ecological Appraisal.
- 3.9 In line with standard guidance, the results and recommendations within this report are valid for up to two years from the date of survey, assuming there are no significant changes to the survey Site or its immediate surroundings. Updated survey work may be required to support any future planning applications outside of this time period.
- 3.10 A formal data request to the local record centre was not complete as part of this assessment. However, given the context and scale of the scheme this is not considered a major limitation.

4. RESULTS

Designated Sites

- 4.1 There are no international sites within 2km of the Site.
- 4.2 The Site is 100m west of the Ashby Canal SSSI; located beyond a row of residential properties and intervening habitats. The Ashby Canal supports communities of aquatic and emergent plants that are representative of eutrophic standing water bodies in the English lowlands. The diversity of aquatic plants and invertebrates makes this one of the most important water bodies of its type in the East Midlands. No other national level designations are located within 1km of the Site.
- 4.3 Despite being within an Impact Risk Zone for a SSSI (Ashby Canal) the development is not a type listed within the risk categories triggering the need for further consultation or assessment.
- 4.4 Excluding H1 there are no other priority habitats within 50m of the Site.
- 4.5 Whilst a formal request to the local record centre was not made for wildlife data (including information on non-statutory Sites, it is understood the hedgerow along the north and north-eastern boundaries (H1) is a Potential Local Wildlife Site (PLWS).

Habitats

Trees

- 4.6 A single semi-mature goat willow *Salix caprea* was located on-Site. This was multi-stemmed and 0.15 diameter at breast height and approximately 3.5m tall.

Ruderal/Ephemeral

- 4.7 The Site supported a recently colonised bare ground bund supporting a range of ruderal species. Species included occasional perennial rye-grass *Lolium perenne*, and fescue *Festuca* sp. Forbes included abundant mayweed *Matricaria* sp., and red dead-nettle *Lamium purpureum* as well as occasional dock *Rumex* sp., ribwort plantain *Plantago lanceolata*, groundsel *Senecio vulgaris*, spare thistle *Cirsium vulgare*, red dead-nettle *Lamium purpureum*, common nettle *Urtica dioica*, cleavers *Galium aparine*, sow thistle *Sonchus* sp and bittercress *Cardamine* sp.

Figure 4-1: Ruderal/Ephemeral



Developed Land Sealed Surface; Buildings and Hardstanding

- 4.8 Hardstanding on-Site formed a section of installed highway on-Site; agreed under planning permission associated with Plots 1-5.

Vacant/Derelict/ Bare Ground

- 4.9 The dominant habitat on-Site comprised bare ground; a result of ongoing development activity.

Figure 4-2: Bare Ground



Native Hedgerow

- 4.10 H1 was a species rich native hedgerow with trees.
- 4.11 Canopy species included hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, elder *Sambucus nigra*, holly *Ilex aquafolium* and hazel *Corylus avellana*. Tree species included ash *Fraxinus excelsior* and field maple *Acer compestre*. The hedgerow was intact, 3 x 2m in extent and had a bare ground and ruderal/ephemeral verge. A protective Heras fence was in place along the southern side of the hedge protecting it from development.
- 4.12 The hedgerow is considered a priority habitat under the NERC Act (2006). However, it does not qualify as important under the Hedgerow Regulations (1997).

Figure 4-3: H1



Target Notes

- 4.13 Stored building materials were present adjacent to the installed highway on-Site (see TN1; Appendix 2). These were located within bare ground and were regularly being accessed by Site operatives as the development of Plots 1-5 are ongoing.

Figure 4-4: TN1



Protected/Notable Species

Amphibians

- 4.14 As GCN are widely understood to be unlikely to traverse beyond 250m from any breeding pond (Franklin 1993, Oldham and Nicholson 1986, Jehle 2000, Jehle and Arntzen, 2000) and as the scheme is extremely small scale the zone of influence for GCN is considered to be 250m for this Site.
- 4.15 Three ponds were identified within 250m of the Site. These included a pond approximately 140m south of the site and two waterbodies 160m north. All three waterbodies, are either isolated from the site by built development, construction works and roads, or in relation to the pond to the south, share only weak habitat connectivity to the site, with the intervening land (grazed pasture and an active construction Site) offering poor terrestrial habitat linkages. As such GCN are considered extremely unlikely to be present on-Site. As such GCN will not be discussed further within this report.
- 4.16 Terrestrial habitats were for the most part extremely poor for amphibians through regular disturbance from construction machinery and lack of vegetation. The hedgerow did however provide some scope for amphibians such as common toad *Bufo bufo*; which is a priority species under the NERC Act (2006).
- 4.17 Whilst several piles of stored building materials were located on-Site (see TN1: Appendix 2). These were extremely isolated, surrounded by bare ground and active daily construction activity and as such were unlikely to be utilised by amphibians.

Badger

- 4.18 No evidence of badgers such as hairs, latrines, footprints or setts were recorded during the survey on-Site or within 30m of the boundary; access permitting.
- 4.19 The Site did provide suitable foraging habitat for badgers. Badgers may cross the Site and so their transient presence cannot be ruled out.

Roosting Bats

- 4.20 No trees or structures on-Site were considered suitable for roosting bats. As such roosting bats will not be discussed further in this report.

Foraging Bats

- 4.21 The hedgerow (H1) and the tree on-Site provided some limited value to foraging bats; given the rural setting a diverse range of foraging bats are likely present in the surrounding landscape; particularly in association with the Ashby Canal to the east which provides an attractive feature for dispersal but is also likely to support a diverse food source for a range of bat species.

Birds

- 4.22 H1 and the tree on-Site provide some scope for common garden/farmland birds on-Site. Given the small scale and relative level of disturbance on-Site, it is considered extremely unlikely to support a significant bird assemblage.

Reptiles

- 4.23 As the Site is an active construction Site with bare ground the dominant feature; it is considered extremely unlikely reptiles will be present.
- 4.24 The peripheral hedgerow H1 did however provide some scope for dispersal and refuge for potential common reptile species.
- 4.25 Whilst several piles of stored building materials were located on-Site (see TN1: Appendix 2). These were extremely isolated, surrounded by bare ground and active daily construction activity and as such were unlikely to be utilised by common reptiles.

Invasive Species

- 4.26 No invasive species listed under Schedule 9 of the Wildlife and Countryside Act (1981) were identified on-Site.

Other Species

- 4.27 Potential presence of hedgehog cannot be entirely ruled out on-Site within the hedgerow on-Site.

5. EVALUATION

- 5.1 This section identifies the potential effects on ecological receptors prior to mitigation/recommendations for any further work being made.

Designated Sites

- 5.2 Given the extremely small scale of the proposal; the risk of impacts to the Ashby Canal SSSI are considered low. However, risk of pollution cannot be entirely ruled out; as such mitigation akin is provided in Section 6 to limit this risk during construction.
- 5.3 H1 is considered a PLWS and priority habitat; this feature is currently protected by Heras fencing along its southern boundary and is proposed for retention which is considered extremely advantageous. However, measures such as this should be secured and implemented during construction of Plot 6 with relevant details set out within Section 6 of this report to that effect.
- 5.4 There is an extremely small section of H1 proposed for removal to allow pedestrian access from the Site towards the adjacent Barton Road. Any such losses should ideally be avoided if possible; where this is not possible, losses should be offset as detailed in Section 6 of this report.

Habitats

- 5.5 Excluding H1 which is proposed for retention, all other habitats on-Site are of little to no floristic value. As such their losses are not considered a significant constraint to development.
- 5.6 All development within the UK should seek to provide biodiversity net gain in accordance with NPPF, 2021. As such any habitat losses should be offset and enhancements sought as part of landscaping or the Site.

Species

Common Amphibians and Reptiles

- 5.7 Whilst the majority of the Site is considered unlikely to support these species (through active construction activities and lack of vegetation); H1 does have some scope for herptiles. As such existing protections of the feature should be extended for the duration of works relating to Plot 6.
- 5.8 Furthermore, some mitigation is considered necessary to support any proposed removal of a small section of H1 to facilitate pedestrian access from Barton Lane. Such measures are set out within section 6 of this report.

Badger

- 5.9 It cannot be ruled out that badgers may periodically cross the Site and become injured in open excavations during the construction phase. Badgers are transient in nature and can excavate a new sett at any time. As such mitigation is provided in Section 6 for this species.

Foraging Bats

- 5.10 Whilst majority of habitats of inherently low value to foraging bats, development of the Site has potential to impact foraging flight lines and whilst a suite of surveys is considered

disproportionate, mitigation is outlined in Section 6 to reduce risk of impact to foraging bats using off-Site features and H1/ the tree.

Birds

- 5.11 Nesting bird could become injured, and nests could be lost when any pruning or removal of the tree or H1 is complete. Prescriptions to manage this risk are therefore set out within Section 6.

Other Species

- 5.12 Other species utilising the Site for foraging and commuting purposes may become trapped or injured in open excavations such as hedgehog. As such mitigation is provided in Section 6 to mitigate this risk.

6. RECOMMENDATIONS

Designations

- 6.1 To avoid impacts to the Ashby Canal SSSI the Pollution Prevention Guidelines¹ as listed below should be consulted to advise on pollution control best practice and to ensure construction works are undertaken responsibly:
- PPG1: General Guide to the Prevention of Pollution;
 - PPG2: Above Ground Oil Storage Tanks;
 - PPG3: Use and Design of Oil Separators in Surface Water Drainage Systems;
 - PPG6: Working at Construction and Demolition Sites; and,
 - PPG21: Pollution Incident Response Planning.
- 6.2 Any chemicals or environmentally hazardous material must be kept in dedicated stores, storage tanks will have appropriate bunding and the possibility of fuel spillages will be minimised through good site management.
- 6.3 Implementation of the general protection measures set out above will minimise the risk of any pollution arising from construction affecting the Ashby Canal SSSI. The surface water and foul drainage strategy should avoid any potential direct or indirect discharge into the SSSI.
- 6.4 No mitigation required in respect of recreational pressures towards the Ashby Canal SSSI given the extremely small scale of the proposal and negligible levels of risk this additional pressure poses to the integrity of the Site.
- 6.5 H1 should be protected during works in accordance with BS 5837: 2012. This should include the retention of the existing Heras fencing along the southern side of H1 throughout the construction of Plot 6. Where this remains in place and based on current Site operations it is considered extremely unlikely H1, a PLWS will be adversely impacted by construction operations including accidental encroachment.
- 6.6 Proposals include the creation of a pedestrian access through H1 and will result in the clearance of approximately 2m of the hedgerow. If possible, this work should be avoided and the hedgerow retained in full. Where this is not possible losses should be offset elsewhere as detailed below under the Habitats heading.

Habitats

- 6.7 As H1 provides a notable feature of the Site, if the minimal losses proposed is progressed, losses should be offset with new native species rich hedgerow planting elsewhere on-Site. This should be as per the bullet points below relating to new native hedge planting and/or native wildflower verge creation along H1.
- 6.8 Whilst the other remaining habitats are of little floristic value, to secure gains for biodiversity provision of the following should be considered as part of development:
- Native tree planting;

¹ Whilst this suite of documents has been officially withdrawn they provide an extremely useful resource to inform good practices in respect of pollution control during active construction and should therefore be sufficient to support as set out within this report.

- Native species rich hedgerows planting (at least 30m long and seven woody species);
- Native wildflower mix along the 1-2m verge of H1 (using seed mix such as Naturscapes N9 Hedgerow Meadow Mixture); and,
- Native wildflower area within the land ownership (using seed mix such as Emorsgate EM2 seedmix or similar); and,

6.9 Other valuable additions to the Site could include bat, bird, hedgehog and invertebrate boxes.

Protected/Notable Fauna

Common Amphibians and Reptiles

6.10 The provision of Heras fencing along H1 is considered extremely advantageous for these species and as above it is recommended for retention for the duration of the development.

6.11 If removal of a section of H1 is required it should be cleared using a systematic approach sensitive to the risk of these species being present. This should be complete as follows:

- Vegetation clearance of habitats listed above should only occur in temperatures above 10°C;
- The vegetation should be reduced to 300mm using hand tools and then left overnight (allowing fauna to freely disperse as habitat becomes less favourable for refuge);
- The following day removal can commence at the contractors discretion;
- If faunal species found at any point works should stop and a professional ecologist should be contacted for advice;
- Vegetation cleared should not be piled on-Site adjacent to H1 to avoid fauna moving into these features for refuge. They should instead be moved immediately from Site.

6.12 Other mitigation outlined below under the badger heading is also considered beneficial for these species.

Badgers

6.13 In order to protect animals including badger during construction phase, good practice methods should be implemented throughout works. Those prescriptions should include:

- Safe storage of chemicals;
- Covering open excavations at the end of each working day or providing an escape route for them to utilise to avoid them becoming trapped;
- Avoidance of creating rubble/earth/waste piles (particularly adjacent to H1) which badger and other small fauna could utilise for refuge or sett excavation;
- Capping open pipe work and sensible storage of building materials within a designated compound/ storage area; and,
- Avoidance of nightwork.

Foraging Bats

6.14 A lighting strategy sympathetic to nocturnal fauna is recommended ensuring no artificial light spill occurs towards hedgerows, trees or off-site features such as buildings trees or dense

vegetation. Any new lighting associated with the development should follow best practice guidelines outlined in Bats and Artificial Lighting in the UK (2018).

Birds

- 6.15 As all species receive legal protection during nesting, it is advised to conduct any vegetation pruning/removal (H1 and tree) outside of the breeding bird season of March to October (inclusive). Work outside of this period (between November and February inclusive) should still be preceded by a nesting bird check carried out by contractors, as some species can nest all year round.
- 6.16 If it is necessary to conduct vegetation pruning/ removal within the nesting bird season, any works to suitable vegetation should be preceded by a nesting bird check conducted by a Suitably Qualified Ecologist (SQE). Where nests are encountered, a suitable standoff zone will be implemented, and all works in the area will cease until the chicks have fledged.

Other Species

- 6.17 The provision of Heras fencing along H1 is considered extremely advantageous for this species and as above it is recommended for retention for the duration of the development.
- 6.18 If during construction a hedgehog is found it should be left in situ, and all works should cease within the vicinity of the area with either a professional ecologist or the Hedgehog Preservation Society contacted for further advice. In most cases the hedgehog can be moved by hand to a nearby off-Site place of safety. However, dependant on the time of year, i.e. if temperatures are low (below 10°C) and the hedgehog was found within the hedgehog hibernation season (from November to March) then it may be necessary to take the hedgehog to a wildlife sanctuary. Moving a pregnant hedgehog or hedgehog with young can also result in mortality; so moving hedgehogs should be considered the last resort and informed by a professional ecologist.
- 6.19 Please contact the British Hedgehog Preservation Society (Tel: 01584 890801) for advice.
- 6.20 Measures, as outlined above for badger, amphibian, and reptiles, will reduce the risk to hedgehogs which is considered highly advantageous.

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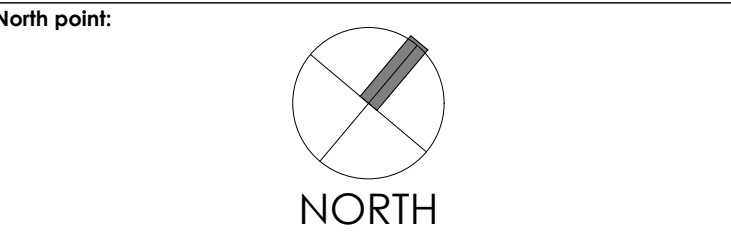
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Found at: <https://www.legislation.gov.uk/uksi/2016/127/contents>.
- Wild Mammals (Protection) Act 1996 (England) Found at:
<https://www.legislation.gov.uk/ukpga/1996/3/contents>.

APPENDICES

APPENDIX 1: Proposed Masterplan



Printed or electronic copies of this drawing can be scaled for planning purposes only. Any discrepancies with this drawing to be reported and clarified prior to commencing work on site, if in doubt - Ask.
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Notes:
Plot 1 Planning scheme to be read in conjunction with Plot 2, 3, 4 and 5

Revision Log:			
P2	Plot 6 Added	DH	23.02.23
P1	Planning Issue	JB	19.10.22
Rev:	Description:	By:	Date:

Project:
Development off Dovecot Close, Congerstone, Leicestershire, CV13 6PE

Client:
Totino Homes Limited

Scale:
0 2.5m 5m 7.5m 10m 1:200

Drawn by:	Checked:	Date:	Paper Size:
DH	-	Feb '23	A1

Drawing Title:
Proposed Site Plan

Drawing Status:
PLANNING ISSUE

Drawing Number:	Revision Number:
5188/AN/21/010	P2



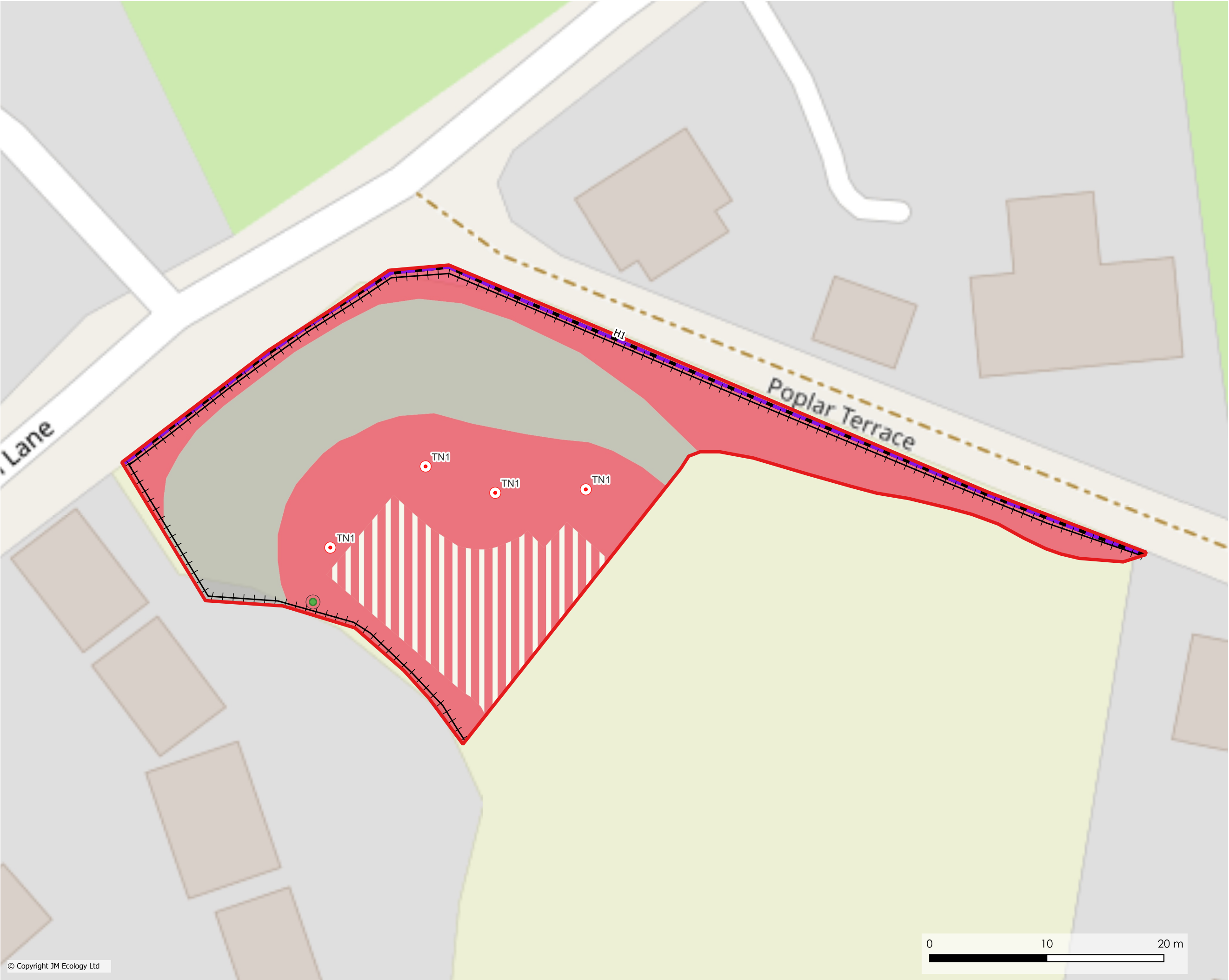
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APPENDIX 2: Habitat Map



Note

1.Do not scale this drawing.
2.This drawing is to be read in conjunction with all relevant reports

Key

Red Line Boundary

Fence

Small Tree

Native Species Rich Hedgerow

Target Notes

Developed land; sealed surface

Ruderal/Ephemeral

Bareground

TN1: Stored Building Materials

JM ECOLOGY

Client

Project Title

Plot 6 Land off Dovecot Close

Drawing Title

Habitat Map

Drawn: JMcL

Reviewed: AM

Project no: JME_1890

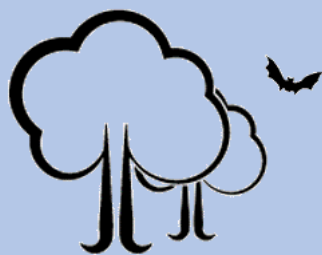
Date: 23.03.23

Scale@A3: 1:300

Drawing Number

JME_1890_DR1_V1

N



JM ECOLOGY