

THE LIMES

WOOD ROAD

NAILSTONE

CV13 0PQ

PRELIMINARY ECOLOGICAL APPRAISAL

(PEA) VALIDITY ADDENDUM

06/11/2025 UPDATE

Prepared by

Greenline BNG Assessments

6 November 2025

Validity Addendum to Preliminary Ecological Appraisal dated 7 November 2023

PRELIMINARY ECOLOGICAL APPRAISAL – VALIDITY CHECK ADDENDUM

This Validity Check Addendum accompanies the Preliminary Ecological Appraisal (PEA) undertaken by Wildlife Consultants Limited on 7 November 2023. The addendum has been compiled and issued by Greenline BNG Assessments to confirm whether the ecological baseline remains accurate and valid as of 6 November 2025.

Site: The Limes, Wood Road, Nailstone, Leicestershire, CV13 0PQ

Original PEA Date: 7 November 2023

Addendum Date: 6 November 2025

Compiled and issued by: Greenline BNG Assessments

Original PEA prepared by Wildlife Consultants Limited.

Site Description (Confirmation)

The site comprises two adjoining registered land parcels (LT227010 and LT155984) which together form the complete cultivated residential garden associated with The Limes, Wood Road, Nailstone. Both parcels consist entirely of amenity grassland, ornamental planting, boundary hedgerows and scattered trees, maintained as a single continuous domestic garden. The site description set out in the Preliminary Ecological Appraisal dated 7 November 2023 remains accurate and unchanged as of the November 2025 walkover.

Site Walkover (6 November 2025)

A complete walkover of the entire residential garden curtilage was undertaken, covering both registered land parcels.

Findings

- All boundary hedgerows remain intact and unchanged.
- All mature trees recorded in 2023 remain present and undisturbed.
- No vegetation removal or ground disturbance has occurred.
- No habitat succession or scrub development evident.
- No new ecological constraints, roosting features, or protected species signs were detected.

Conclusion

The ecological baseline described in the Preliminary Ecological Appraisal (November 2023) remains accurate and valid across both title parcels (LT227010 and LT155984) as of 6 November 2025. No further ecological surveys are required at this stage.

Compiled and issued by Greenline BNG Assessments

Based on the Preliminary Ecological Appraisal prepared by Wildlife Consultants Limited (7 November 2023).

**THE LIMES
WOOD ROAD
NAILSTONE
CV13 0PQ**

PRELIMINARY ECOLOGICAL APPRAISAL (PEA)

Grid Ref: SK 42574 07934
chaos.delivers.stadium

Ref: WCL/ML/PEA/201123



The Contents of this Document
are Confidential

Wildlife Consultants Limited

7th NOVEMBER 2023

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B SUMMARY

Wildlife Consultants Limited were commissioned by Housemartin Designs on behalf of client, Angela McCarthy-Young, to undertake a Preliminary Ecological Appraisal, of The Limes, Wood Road, Nailstone CV13 0PQ, having regard to the proposed submission of a Planning Application for the erection of 4 / 6 lodges within the grounds of the Limes.



Fig. 1: Site location

A Preliminary Ecological Appraisal (PEA) was undertaken 7th NOVEMBER 2023 in good weather conditions.

Ecological surveyor: R. S. Davies: GCN registration number 2015-19095-CLS-CLS
Bat registration number: 2020-47590-CLS-CLS

Executive Summary:

- **No** badger activity of any kind was identified on site.
- **No** protected species or UK BAP species were identified as using the site for any purpose.
- **Mature** trees are present within the site.
- **Boundary** hedges will all be retained following any development.
- **All** trees within the site & boundaries will be retained following any development.
- **The site** is well / regularly mown lawns within the grounds of the Limes
- **No** evidence of any protected species ever having used the site for any activity.
- **No** evidence of the site currently being used or ever having been either as a roost site or nest site by any species of owl.
- **No** evidence of the site currently being used as active nest site.
- **No evidence** of old avian nest sites were identified.
- **No evidence** of ground nesting birds – considered as sub-optimal.
- **No** evidence of Great Crested Newts (GCN) was discovered, either aquatic or terrestrial within the site (in any stage of their life cycle).
- **No** evidence of use of the site by bats and the site is considered as offering Negative Potential for breeding bats, potential bat roosting, foraging and flight lines are present within the field boundaries and trees.

C INTRODUCTION

Wildlife Consultants Limited were commissioned by Housemartin Designs on behalf of client, Angela McCarthy-Young, to undertake a Preliminary Ecological Appraisal, of The Limes, Wood Road, Nailstone CV13 0PQ, having regard to the proposed submission of a Planning Application for the erection of 4 / 6 lodges within the grounds of the Limes.

The Limes stands within its own well managed grounds including Mature Scots Pine, Lawson's cypress, Monterey cypress, an avenue of Lime Trees with National Forest Planting to three sided. The road to the front of the site is a busy road used extensively by HGV servicing extensive warehousing, distribution centres and quarries.



The survey was undertaken to identify / assess the habitats within the site, possible presence of Protected Species within the site or using the site for any purpose.

The survey was undertaken in one day – 7th November 2023 in good weather conditions.

Ecological surveyor: R. S. Davies: GCN registration number 2015-19095-CLS-CLS Level 2

Bat Licence registration number: 2020-47590-CLS-CLS

The surveys were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice as cited by CIEEM (the Institute of Ecology and Environmental Management).

D RESULTS

Di: Badgers:

Protected under the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981

There was no evidence of badgers discovered within any part of the site or the immediate surrounding area. An in-depth survey was undertaken of the site including boundary vegetation looking for: Badger hairs caught on the vegetation or the underside of fence and other structures, snuffle holes, evidence of badger foraging, latrines or evidence that badgers have established a territory, badger paths, evidence of access and transit of the site.

- **No** active or in-active badger sett or potential sett exists on any part of the site.
- **No** badger latrines identified.
- **No** badger paths at any point on the site, either radiating to the site, away from the site or across the site.
- **No** badger hairs on any of the vegetation around the perimeter of the site – or on the underside of any internal fences, rails, etc.
- **No** evidence on boundary vegetation and fencing of badger hairs caught on the vegetation or the underside of fence and other structures, snuffle holes (evidence of badger foraging), latrines (evidence that badgers have established a territory) and badger paths (evidence of access and transit of the site).

Dii: Birds and active avian nest sites All species

Wildlife and Countryside Act 1981

No bird species were observed throughout the site.

No active bird nesting sites being identified.

Buzzards were observed flighting around and over the site.

It is not possible to predict how many birds actually use the site as there is significant opportunity within the site boundary hedges.

All hedges and trees are to be retained during and following the proposed development.

Diii: Bats and Roosts Sites:

Protected: Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2010.

There are no suitable buildings on proposed site.

Potential Roost Assessment of the outbuildings on site (The Limes – house excluded) and were considered to offer Negligible Potential for roosting bats.

The trees and hedgerow within the site and boundaries are considered as mature and offering potential roosting, foraging and flight lines / corridors.

All trees and boundaries are to be retained.

Div: Great crested newts:

Protected: Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2010

Great Crested newts were surveyed for within the site by the means of searching the sites terrestrial habitats and assessing its GCN terrestrial habitat potential for hibernacula as stipulated in the Great Crested Newt Conservation Handbook.

No ponds are present within the site.

The Terrestrial Habitat within the site is considered as sub-optimal.

Records of the presence of GCNs in excess of 500 mts was identified.

New receptor ponds have been created within the National Forest Plantation

Extensive Terrestrial Habitat is present within the NFP.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding	No effect	0
Land 100-250m from any breeding	No effect	0
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
		Maximum: 0
Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY

Guidance on risk assessment result categories

"Green: offence highly unlikely" indicates that the development activities are of such a type, scale and location that it is highly unlikely any offence would be committed should the development proceed. Therefore, no licence would be required. However, bearing in mind that this is a generic assessment, you should carefully examine your specific plans to ensure this is a sound conclusion, and take precautions (see **Non-licensed avoidance measures** tool) to avoid offences if appropriate. It is likely that any residual offences would have negligible impact on conservation status, and enforcement of such breaches is unlikely to be in the



Fig. 3: GCNs 500 mts.

Dv: Water Vole

- Water voles receive protection under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to:

- Intentionally kill, injure or take (capture) a water vole;
- Possess or control live or dead water voles or any derivatives;
- Intentionally or recklessly* damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection;
- Intentionally or recklessly* disturb water voles whilst occupying a structure or place used for that purpose; or
- Sell, offer for sale or advertise for live or dead water voles.

*Reckless offences were added by the Countryside and Rights of Way (CROW) Act 2000.

No evidence of Water Vole was identified.

- o No live observations were identified.
- o No faeces were identified.
- o No latrines were identified.
- o No feeding stations were identified.
- o No burrows were identified.
- o No footprints were identified.
- o No runs or pathways were identified.
- o Considered to offer Sub-Optimal Habitat.

Dvi: Otter

Regulation 41 of the Habitats Regulations 2017, states that a person commits an offence if they:

- deliberately capture, injure or kill an otter;
- deliberately disturb otters; or
- damage or destroy a breeding site or resting place.

No evidence of any potential for Otters was identified and the site is considered to offer Sub-Optimal Habitat.

Dvii: Mink

No evidence of the use of the ditch or presence of Mink was identified.

Dviii: Dormouse

No suitable habitat identified and considered as out of range.

Dix: Reptiles

No priority species recorded within 1km

No evidence of the presence of reptiles and the site is considered as sub-optimal for reptiles.

Dx: Trees

The proposed lodges are advised as all to be construct "off ground" – on stilts, without the requirement for ground excavations being required and all trees being retained.

Species incl. Mature Scots Pine, Lawson's cypress, Monterey cypress, an avenue of Lime Trees, Lombardy Poplar, Weeping Willow

It is considered there will be no Arboricultural Impact resulting from the erection of the lodges.

There will be no loss of Arboricultural Landscape features resulting from the erection of the lodges.

E DISCUSSION

A five-point evaluation scale has been applied to assist with the identification of key ecological features and their significance in relation to the proposed development. This arbitrary scale is effective at this level of assessment and follows guidance as outlined from CIEEM (2006).

The five-point scale is:

- **Low Value**
- **Moderate Value**
- **High Value** - *Local/District importance e.g. Local Wildlife Site*
- **Very High Value** - *County importance e.g. Local Nature Reserve*
- **Exceptional Value** - *National Importance e.g. Site of Special Scientific Interest (SSSI)*

The site has an extensive tree canopy throughout incl. Mature Lime and Scott Pine with minimal understorey and being well mown grassland / lawn.

The recently planted National Forest Plantation being on three sides offers extensive Biodiversity to the site and immediate area.

No protected species were identified as being present, the mature trees offer roosting potential for the Buzzards observed around the site.

F CONCLUSION

The proposed erection of Lodges within the site are as having no adverse effect on the current ecological value of the site.

The erection of bat & bird boxes, creation of hibernacula and bug hotels will provide Biodiversity Enhancement to the site.

No further surveys are considered as being required at this time.

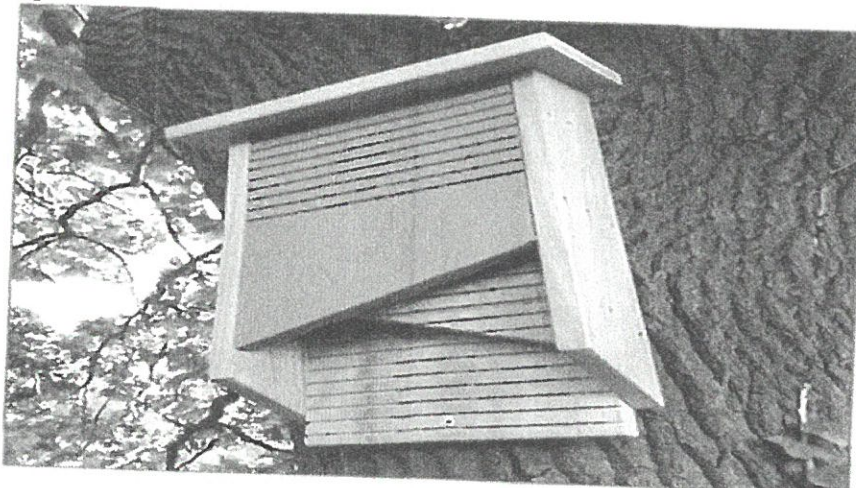
No breaches of legislation or current guidelines are considered as likely to be breached as a result of this development.

G RECOMMENDATIONS

It is recommended: Biodiversity Enhancement

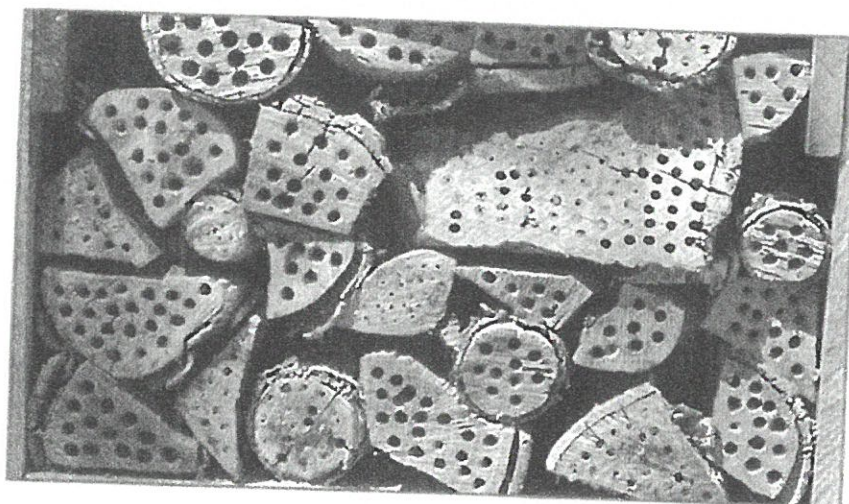
- 1) Bat boxes are erected onto the trees enhance the potential for bat roosting in the future.

Eg.



- 2) Bird boxes are erected
eg. House-sparrow terrace box,

3) Bug Hotels



- 4) Hibernacula to be created within the site: "pile of stones / rocks, logs" covered with turf.

H APPENDIX

1) WILDLIFE CONSULTANTS LIMITED Biodiversity Checklist – Protected Species

THE LIMES, WOOD ROAD, NAILSTONE		
BATS		
Has the site been surveyed for bats?	YES	
Are there any structures on site which have the potential to support roosting bats?		NO
Are there any trees on the site which have the potential to support roosting bats?		NO
BARN OWLS		
Has the site been surveyed for barn owls?	YES	
Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?		NO
BREEDING BIRDS		
Has the site been surveyed for breeding birds?	YES	
Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?		NO
BADGERS		
Has the site been surveyed for badgers	YES	
Is there any evidence of badgers on or near the application site?		NO
Are badgers commuting through the site to foraging areas?		NO
DORMICE		
Has the site been surveyed for dormice?	YES	
Is there suitable habitat for dormice on, or close to the application site?		NO
GREAT CRESTED NEWTS		
Has the site been surveyed for great crested newts?	YES	
Is there suitable habitat for great crested newts on, or close to the application site?		NO
REPTILES		
Has the site been surveyed for reptiles?	YES	
Is there suitable habitat on the site for reptiles?		NO
OTHER PROTECTED SPECIES (E.G. OTTERS, WATER VOLES, WHITE-CLAWED CRAYFISH)		
Has the site been surveyed for (Species Name): all the above	YES	
Is there suitable habitat on the site for (Species Name): all above		NO
IF 'YES' then the survey report should include details of the species concerned, the population level		
OTHER FEATURES OF NATURE CONSERVATION INTEREST		
Does the application site support Habitats of Principal Importance or Local Biodiversity Action Plan Priority Habitats?		NO
Does the application site support Species of Principal Importance or Local Biodiversity Action Plan Species?		NO

J REFERENCES

Bat surveys Good Practice Guidelines	Bat Conservation Trust	2007
Habitat Management for Bats	Joint Nature Conservation Committee	2001
Bird Survey Techniques	British Trust for Ornithology	2001
Herpetofauna Workers' Manual	Joint Nature Conservation Committee	2003
Reptile Habitat Management Handbook	Edgar, Foster & Baker	2010
Great Crested Newt Mitigation Guidelines	English Nature	2001
Great Crested Newt Conservation handbook	Froglife	2001
The British Herpetological Society:	http://www.bhs.org.uk	2009
Handbook for Phase 1 habitat survey	Joint Nature Conservation Committee	1990

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ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 1	18 NOVEMBER 2023	COMPANY SECRETARY	R. S. DAVIES