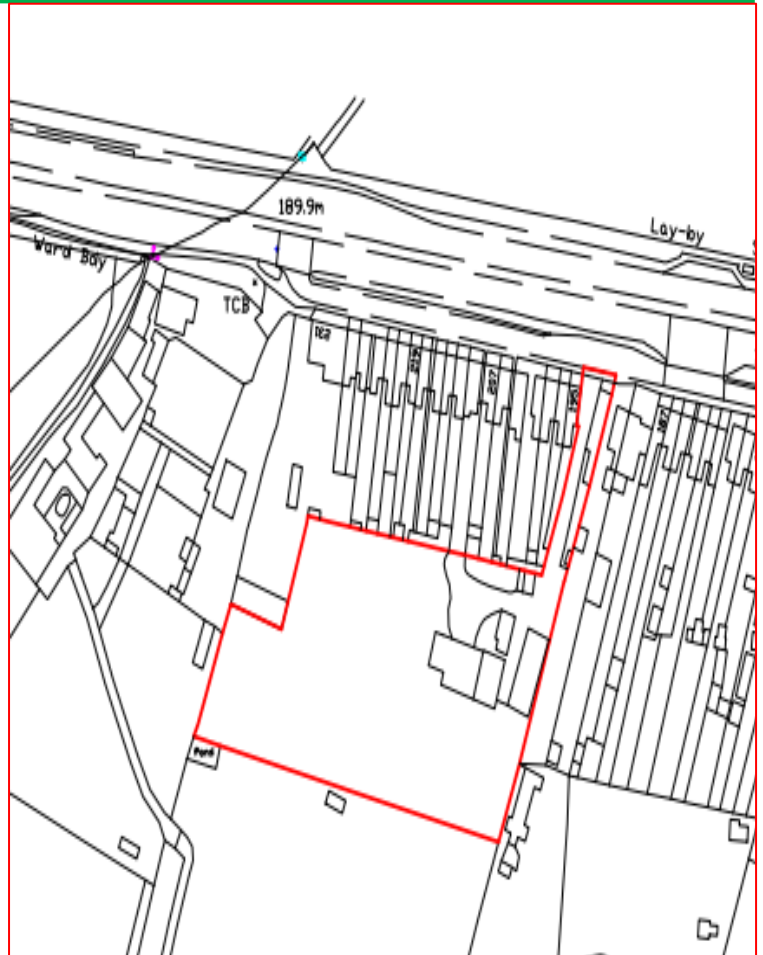


**LAND REAR OF 193 SHAW LANE,
STANTON UNDER BARDON
LE67 9PW**

Grid Ref: SK 46257 11698
(helpless.headers.lightens)

PRELIMINARY ECOLOGICAL APPRAISAL (PEA)

Ref: WCL/PEA/JH/1823



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are Confidential**

Wildlife Consultants Limited

1st AUGUST 2023

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B SUMMARY

Wildlife Consultants Limited were commissioned by Mr Jack Henderson, Andrew Large Surveyors Ltd, on behalf of clients Mr. Ashley Moore, to undertake the appropriate surveys for A Preliminary Ecological Appraisal (PEA) of the application site for residential development of Land Rear Of 193 Shaw Lane, Stanton under Bardon, LE67 9PW.



Fig. 1: Site location

A Preliminary Ecological Appraisal (PEA) was undertaken 1st August 2023 in good weather conditions.

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

Bat registration number: 2020-47590-CLS-CLS

J. Lloyd Bsc

Summary of findings:

- **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.
- **No** mature trees are present within the site.
- **Mature** trees are present in the field's boundary hedgerows.
- **Boundary** hedges will all be retained following any development.
- **The site** is unmanaged grassland formerly used as grazing for the Dairy Farm.
- **The buildings** are all being agricultural buildings formerly used as a Dairy Farm but are now considered obsolete and have fallen into disrepair.
- **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 Mr Jack Henderson, Andrew Large Surveyors Ltd, on behalf of clients Mr. Ashley Moore, to undertake the appropriate surveys for A Preliminary Ecological Appraisal (PEA) of the application site for residential development of Land Rear Of 193 Shaw Lane, Stanton under Bardon, LE67 9PW.

The proposal is for redevelopment of the buildings and hard standing for four (4) residential properties.

The development area stands within a grass field being approx. 1.2 acre / 0.5 ha with the proposed sighting of the barn and upgraded access track being est. 0.2 acre / 0.1 ha.

The field itself has been irregularly mown and considered as semi-managed.

There are residential properties and associated gardens to three sides and an overgrown hedge to the fourth.



Fig. 2: Application site



Fig. 3: Proposed development site

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.

All the survey works undertaken 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.

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 following the proposed development.

Diii: Bats and Roosts Sites:

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

The buildings on site are considered sub-optimal for roosting bats due to the state of these buildings.

These trees and hedgerow within the boundaries are considered as being mature and offering potential roosting, foraging and flight lines / corridors, all are to be retained.

A Preliminary roost Assessment & Emergence surveys were conducted – see separate report.

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 records of the presence of Great Crested Newts in the immediate or wider area were identified.

No ponds are on site, 2 ponds identified within 100 mts and 3 further ponds within 1,000 mts.

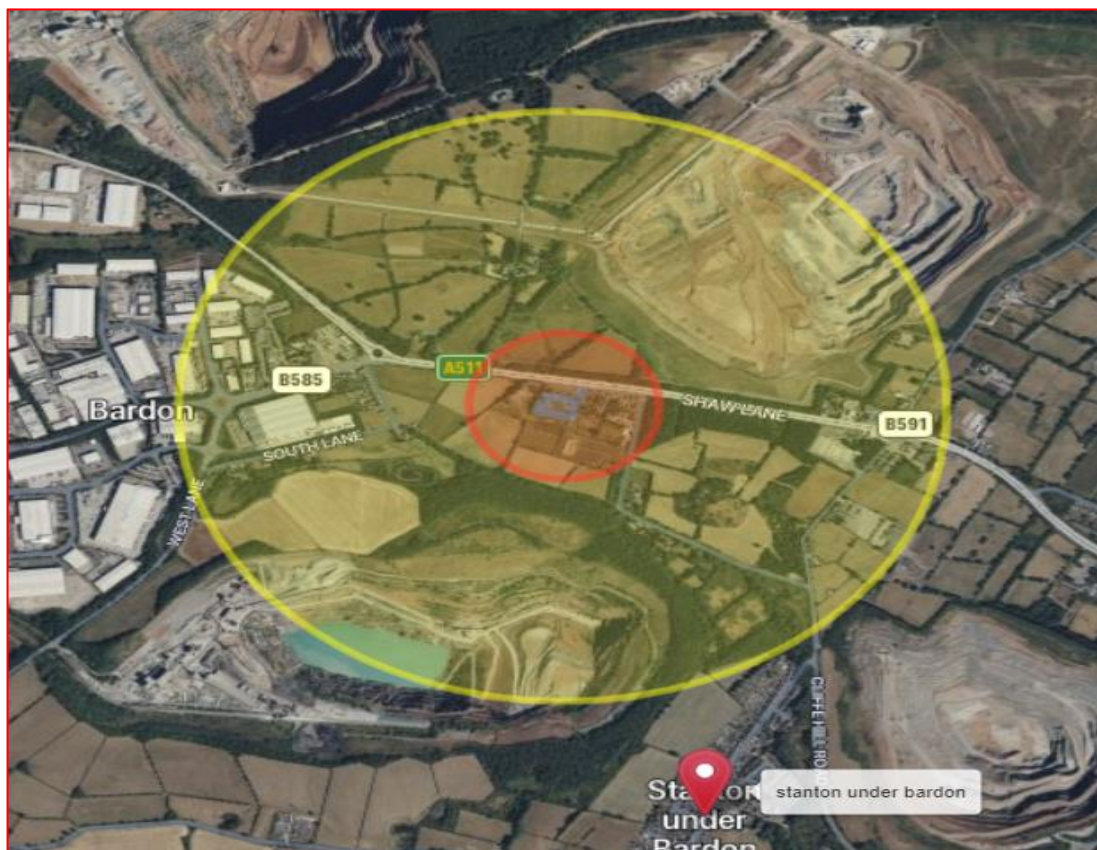


Fig. 3: 1, 000 mts radius



Fig. 4: Location of 2 ponds within 100 mts.

No records were identified of the presence of GCNs within the immediate or wider area.

No access to the ponds identified was available.

A dusk walkover survey using a 1million candlepower torch of the site and immediate area was undertaken with an absence of GCNs being identified.

Does the site offer potential impacts.

- Minor developments: all ponds within the site or a 100m zone around the proposal site boundary, unless separated from the application site by a barrier that amphibians cannot cross - A511 Main Road to the north is considered.
- Terrestrial habitat is considered poor – the site is an expanse of bare surfaces such, as concrete, tarmac, buildings and compacted soil.
- Hibernacula and forage are offered between the site and ponds identified.

It is the considered opinion of Wildlife Consultants with the absence of records of GCNs in the immediate or wider area there will be negligible impacts and the very low importance for the presence of GCNs using the proposed site for any purpose.

Mitigation:

- 1) A fence 10 metres from the boundary hedges is erected to prevent construction machinery disturbing any foraging & hibernacula offered by the hedgerows.
- 2) All trenches left open overnight to have boards or slopped to allow any GCNs to exit the trenches.
- 3) All open trenches are to be inspected prior to the start of each days work and if GCNs are identified a licenced ecologist is contacted and advise given prior to works starting for the day.

Dv: Water Vole

No water bodies or courses present on site.

Dvi: Mink

No water bodies or courses present on site.

Dvii: Otter

No water bodies or courses present on site.

HEDGEROWS:

All hedgerows and trees within are all to be retained during and post development.

Hedgerow species include:

Hawthorn	<i>Crataegus</i>	Blackthorn	<i>Prunus spinos</i>
Ash	<i>Fraxinus</i>	Bramble	<i>Rubus fruticosus</i>
Elder	<i>Sambucus</i>	Hazel	<i>Corylus avellana</i>
Crack Willow	<i>Salix fragilis</i>	Goat Willow	<i>Salix caprea</i>
Alder	<i>Alnus glutinosa</i>	Field Maple	<i>Acer campestre</i>
Elder	<i>Sambucus nigra</i>	Dog Rose	<i>Rosa canina</i>

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 area subject to the application is approx. 1.2 acre / 0.5 ha of buildings and agricultural grassland with 0.4 acre / 0.2 ha being subject to redevelopment all having an absence of protected species and it is considered there will be no adverse impact on any protected species in the immediate or wider area.

F CONCLUSION

There is an absence of any protected species, incl. bats and barn owls present, at the site and it is considered any potential use of the adjacent hedgerows and trees by protected species will be unaffected by the proposed development with their retention these features during and post the development.

During the survey no protected species were identified as using the site for any purpose having paid particular attention to the use of the site by badgers, bats and barn owls for any purpose.

No active bird nesting sites were identified within the development site or would be affected by the development.

Birds and active avian nests are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

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.

Guidance for Bird nesting season: February – September, therefore if works are to be undertaken during the bird nesting season a further survey is required prior to works commencing.

As the presence of inactive nest sites have been identified then a Mitigation Strategy should be prepared and present with any future Full Planning Application submission and to include the appropriate alternative swallow nest boxes.

The erection of fencing should be erected between the boundary hedgerows and the site to prevent damage to the features during development works.

Biodiversity Enhancement:

- 1) The erection of two bat boxes onto mature trees within the boundaries to be undertaken prior to works commencing

Eg.



- 2) Swift bird boxes erected to the new builds. - Eg. Ibstock Eco-habitat for Swifts



3) Lighting

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.

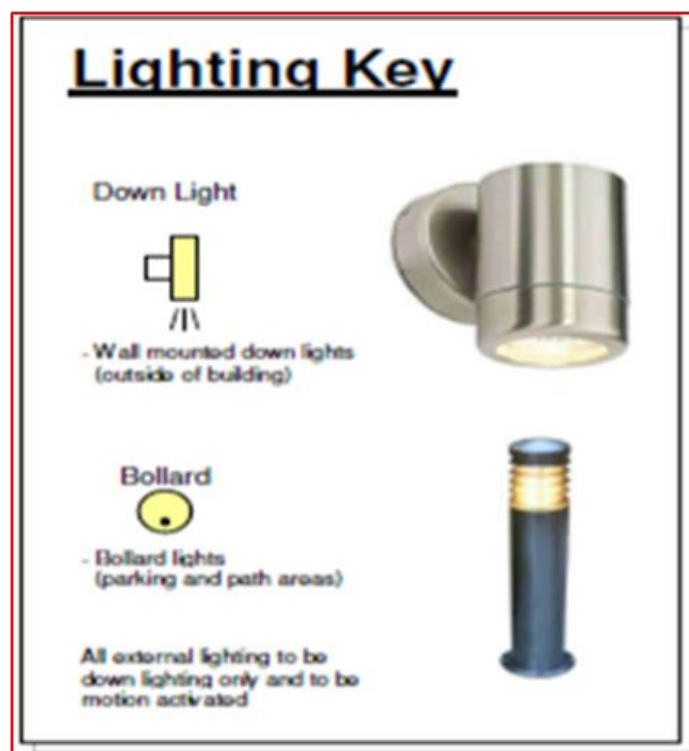
Wall mounted lighting: Exterior wall lights to be "Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<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 RECOMMENDATIONS

It is recommended:

- 1) Bat boxes are incorporated onto the new builds to further enhance the potential for bat roosting in the future.
- 2) Bird boxes are erected onto the new barn.
eg. House-sparrow terrace box, Schwegler House Martin/Swallow box.
- 3) During construction of the Protective Fencing to be erected to the boundaries – hedgerows & trees.

H APPENDIX

PICTURES



View of proposed site



View of proposed site



View of Northern Boundary wall – residencies beyond



View of site & boundary hedge & trees



View barn



View of barn

J REFERENCES

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

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

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 1	14 AUGUST 2023	COMPANY SECRETARY	R. S. DAVIES