



PRECAUTIONARY WORKING METHOD STATEMENT & BIODIVERSITY ENHANCEMENT LAYOUT

Upper Grange Farm 1A Ratby Lane Markfield
Leicestershire LE67 9RJ

F.A.O
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Disclaimer

This Precautionary Working Method Statement (PWMS) has been prepared for the specific site and proposed development described within this document. It is based on the information available at the time of survey and report preparation, and on the conditions observed during the assessment.

Ecological conditions can change over time. The recommendations and mitigation measures provided are valid only for the stated survey period and development proposals. Should site conditions alter, works be delayed beyond the stated timeframe, or the scheme be amended, further ecological advice may be required.

This document does not remove the responsibility of the applicant, developer, or contractors to comply with relevant wildlife legislation. All site personnel must remain vigilant for protected or notable species during works. If any such species are discovered, works must cease in the affected area, and a suitably qualified ecologist must be consulted immediately.

This PWMS is provided for planning and implementation purposes for the named client and project only and should not be relied upon for any other purpose without prior written agreement.

1. Introduction

This Precautionary Working Method Statement (PWMS) and combined Biodiversity Enhancement Plan supports a small-scale development at Upper Grange Farm, 1A Ratby Lane, Markfield, Leicestershire, LE67 9RJ (Grid Ref: SK 49116 09116). The works comprise demolition of a single-storey hydrotherapy pool and timber open-fronted sheds, and construction of a new dwelling on the former pool footprint with parking for three cars on the former shed footprint.

Work Schedule

The following dates are preliminary and subject to change. Vegetation clearance is scheduled for March 2026 and will be completed in 1 – 2 days. Demolition is scheduled for June – September 2026 and Construction to commence in September 2026. Estimated completion date is March 2028.

Photographs referenced in the text are provided in Appendix A. A summary of the PWMS is included in Appendix B. Relevant national and local planning policies are set out in Appendix C, with species-specific legislation in Appendix D. The existing site plan is provided in Appendix E, the Biodiversity Enhancement Management Plan in Appendix F, and details of enhancement products in Appendix G.

The PWMS constitutes one of three planning conditions imposed by Hinckley & Bosworth Borough Council related to the protection and enhancement of biodiversity. Planning reference: 24/01155/FUL.

Condition 5:

All mitigation measures and/or works shall be carried out in accordance with the details contained within the submitted Preliminary Ecological Appraisal (Elite Ecology, December 2024). This may include the appointment of an appropriately competent person, such as an Ecological Clerk of Works (ECoW), to provide on-site ecological expertise during construction. All activities and works shall be undertaken in accordance with the approved details.

Condition 6:

Prior to the demolition of the existing buildings, a Precautionary Working Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include precautionary mitigation measures and/or works to reduce potential impacts on reptiles, amphibians, nesting birds, bats, and hedgehogs during the construction phase. The measures and/or works shall be carried out strictly in accordance with the approved details and retained thereafter.

Condition 7:

No development above foundation level shall take place until a Biodiversity Enhancement Layout, detailing the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Elite Ecology, December 2024), has been submitted to and approved in writing by the Local Planning Authority. The layout shall include:

- detailed designs or product descriptions for biodiversity enhancements; and
- locations, orientations, and heights of biodiversity enhancements shown on appropriate drawings.

The approved enhancement measures shall be implemented prior to occupation and retained thereafter.

This document satisfies the requirements of Condition 6. The Biodiversity Enhancement Layout required under Condition 7 is provided later in this report, incorporating relevant compensatory and enhancement measures identified in the Preliminary Ecological Appraisal (Elite Ecology, December 2024) to ensure compliance with Condition 5.

2. Site Description and Development Summary

The site is located in a semi-rural setting in the village of Markfield in Charnwood Forest in the National Forest, Leicestershire. The site measures approximately 0.22 hectares and includes: Modified grassland, non-native hedgerow, mixed scrub and developed land; sealed surface, buildings, artificial unsealed; unvegetated surface, built linear features and line of trees.

The wider area comprises farmland, hedgerows, scattered trees, modified grassland, arable, buildings, standing water and woodland.

The site comprises a single residential plot containing one existing brick building and separate open fronted timber sheds to be demolished and replaced with a dwelling (self-build) with associated parking and landscaping. Works will include:

- Demolition of an existing brick hydrotherapy pool (B1) and construction of a replacement dwelling
- Demolition of open fronted connected timber sheds (B2) and replaced with a car port for three cars
- Soft and hard landscaping

The site is not subject to statutory / non statutory designations; however, given the above habitats surrounding the site, common protected and notable species may be present.

Local authority biodiversity policies requiring the avoidance of harm to protected species during construction will be adhered to.

3. Roles and Responsibilities

- **Client / Principal Contractor:** Overall responsibility for compliance with this PWMS.
- **Site Manager:** Responsible for implementing ecological measures and briefing site staff.

- **Ecologist:** To provide ecological advice, monitor compliance with protection measures, and be available for site inspections as required.
- **Site Operatives:** Required to always follow ecological protection measures.

4. Ecological Risk Overview

The following ecological receptors may reasonably occur on site:

- Bats (roosting within buildings)
- Breeding birds (nesting within buildings or vegetation)
- Badger (anywhere on site with soft ground)
- Reptiles and amphibians (using grassland, scrub, log piles, hedgerows or damp ground)
- Hedgehogs (sheltering within vegetation or log piles)

5. General Ecological Protection Measures

The following measures will apply throughout all works:

- Prior to pre-commencement vegetation clearance checks, a single amphibian and reptile hibernaculum will be constructed and situated along the northern boundary (see Appendix F for suitable location). This will serve as a receptor site for any amphibians or reptiles encountered during works and when retained in perpetuity, will form part of the habitat enhancement scheme.
- Works will be carried out in accordance with this document at all times.
- Any discovery of protected species will result in an **immediate cessation of works** in the affected area.
- The Site Manager will seek advice from a qualified ecologist or Natural England as required.
- Excavations will not be left open overnight and will be covered or fitted with ramps large enough for badgers to escape.
- **During construction:** all security lighting will be directional and confined to working areas, avoiding illumination of vegetated habitats and built linear features.
- **Post construction:** A sensitive lighting plan will be implemented prior to occupation and retained thereafter to minimise disturbance to bats and other nocturnal fauna (see Preliminary Ecological Appraisal, Elite Ecology, 2024). The scheme should also follow guidance within: Institute of Lighting

Professionals (2023). Bats and Artificial Lighting at Night. Guidance Note 08/23¹.

- The lighting plan will comprise low-level directional lighting activated by human movement only (not wildlife), and will avoid illumination of trees, hedgerows, grassland, and built linear features used by commuting and foraging bats.
- All habitat enhancement features will be retained in perpetuity.
- A copy of this PWMS will be kept on site and available for inspection at all times.

These measures align with BS 42020 requirements for early risk identification and proportionate mitigation.

6. Species-Specific Protection Measures

6.1 Bats

The following information has been summarised in a table and can be viewed in Appendix B.

Vegetation Clearance

- Vegetation clearance is scheduled for March 2026 and will take 1 – 2 days to complete. The works comprise: the clearance of; < 20 m x 1 m linear area of scrub to the rear (northeast side) of B1.
- It is advised that the linear area of scrub to the rear of B1, is cut with hand shears before the 1st March to deter breeding birds building nests. Only topping and siding will be necessary and this would protect hibernating amphibians should they be present within the base of the scrub. Cutting should remove all dense cover suitable for concealing nests.
- A 4 × 4 m area of modified grassland will be cleared to construct a vehicle turning area at the southwest frontage of B1. The grassland is regularly mown, allowing straightforward inspection. Provided the sward is maintained short, clearance can proceed without ecological supervision and should be undertaken outside the hibernation period (March–October) in any year.
- No vegetation clearance is required prior to demolition of B2, as access can be gained via existing artificial sealed and unsealed surfaces.

¹ Institute of Lighting Professionals: <mailto:https://theilp.org.uk/resource/gn08-bats-and-artificial-lighting-pdf.html>

- A semi-mature tree adjacent to the southeast corner will be protected during removal of the timber support posts, and heavy vehicles will avoid the rear of B2 to prevent root compaction. If felling is necessary, the tree will be replaced with the same species at a 2:1 ratio.
- The pre-vegetation clearance inspection will be completed no more than 24 hours prior to any vegetation clearance. This is to reduce the potential for animals to occupy these habitats between inspection and clearance, see Section 7 of this document for species specific protection measures.

Soft Strip

- Work will be carried out during daylight hours. All existing and new ingress points at B1 will be photographed for reference. Gaps between metal bargeboards and brickwork should be chalk-marked below each point to guide any future bargeboard or roof panel replacement in the event of unexpected finds, see Appendix A and Photo 1.
- The roofing materials at B1 comprise tin cladding and bargeboards which will be removed carefully to retain them for potential replacement. All panels and bargeboards should be numbered and referenced to their original position on the roof. This process will be completed by hand where possible to allow a non-destructive hand search to be completed.
- The search will extend up to 1 m around each potential ingress point, or to the point beyond which bat access is no longer possible, as determined by the supervising ecologist. An ingress point size of 25 mm x 8mm will be classed as a suitable entry point to bats.
- If bats or evidence of bats (e.g. droppings) are found, a sample will be collected by the ecologist. Roofing materials will be reinstated on a like-for-like basis, using chalk marks and panel numbering to ensure accurate replacement, supported by pre-works photographs. Existing access points will be retained in their current condition until further assessment.
- If no evidence of bats is found, demolition may proceed immediately and with caution. If demolition is delayed, the roof of B1 will be made unsuitable for bats, after which an ecologist will no longer be required to assist works.
- Security lighting during demolition / construction will be minimised and directed away from potential flight paths and foraging areas such as hedgerows, trees lines, scattered trees, scrub and grassland.

Demolition (May 2026)

- Demolition is scheduled for June - September 2026, outside the main hibernation period for bats and other hibernating species. Although this coincides with the start of the bat breeding season, the previous Presence/Absence Survey (Armstrong, L., 2025; Ref: PRO120/05/25PAS) concluded likely absence of bats, with Buildings B1 and B2 assessed as having low and low–negligible roost potential respectively. Therefore, in the absence of significant structural changes, bats are unlikely to be present.
- A pre-demolition inspection for bats will be undertaken at B1 and B2 prior to demolition commencing by an ecologist or other trained person.
- Bat ingress points at B1 should be inspected up to 1 m either side, as bats may roost deeper within the roof. If bats or evidence are found, works will stop immediately, and the ecologist will provide guidance. This may include emergence surveys to identify species, roost type, and access points. Depending on survey results, a bat mitigation licence may be required, or depending upon bat numbers, species and roost type present, a Bat Low Impact Class Licence (BLCL) holder can be commissioned to allow works to proceed without the lengthy application process required for mitigation licenses.
- A log store to the rear of B1, although regularly disturbed, has potential to support nesting birds, roosting bats. The logs will be carefully removed and the area cleared prior to demolition (see Photo 2).
- At B2, the only potential roost feature is the double-skinned north-west end wall (plywood and timber planks with a cavity), see Photo 4. Pre-demolition checks should focus here and include inspections of gaps behind stored materials that could provide temporary bat roosting features.

6.2 Badgers

To minimise the risk of offences under relevant wildlife legislation, a precautionary check for badger setts will be undertaken. This will be carried out by a suitably qualified ecologist and **will be completed before site mobilisation** to avoid harming badgers or schedule delays.

The Badger Trust considers following activities may require a licence:

- Use of heavy machinery within 30 metres of any sett entrance
- Use of lighter machinery (particularly for digging) within 20 metres of any sett entrance
- Use of hand tools such as hand digging or scrub clearance within 10 metres of any sett entrance.

If an active sett is found or suspected by site operatives, all work within a 20 m radius of the sett, will cease immediately and an ecologist or Natural England should be contacted for advice and appropriate mitigation measures will be agreed. A Method Statement should then be drawn up by an ecologist. The following should be adopted as a minimum in most cases for protecting known badger setts during works:

- A pre-commencement of work badger survey should be conducted by a suitably qualified ecologist to ensure the current badger situation is known and that the recommendations are correct.
- All site personnel should be fully briefed concerning the method statement, the presence of badgers, the mitigation measures to be followed, the relevant legislation, the penalties imposed and who to contact should they need to.
- Trees and shrubs should be felled so that they fall away from the direction of a sett and outside exclusion zones.
- Ensure excavations or trenches left overnight are covered or have an escape route such as a shallow gradient at one or both ends.
- Ensure excavations or trenches are inspected each morning and evening to ensure no badgers have become trapped.
- Open pipework with a diameter of more than 120mm should be properly covered or capped at the end of the working day to prevent badgers from entering and becoming trapped.
- During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
- The storage of topsoil or other “soft” building materials within the site should be given careful consideration. Badgers will readily adopt such mounds and dig setts which would then be afforded the same protection as established setts. To avoid the adoption of such mounds, they should be subject to daily inspections before work commences or alternative measures put in place, such as being fenced off for higher-risk areas.
- Litter, tools and potentially dangerous materials on site should be cleared at the end of the working day. Care should be taken that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.

- Ensure no dogs are brought to the work site.
- Adherence to these measures should be confirmed to planners at regular intervals by the project ecologist.

Where necessary, a licence will be obtained prior to any sett closure or disturbance, which will cause significant delays.

Habitats surrounding the buildings are of limited suitability for badgers, and the regular presence of dogs reduces the likelihood of badgers being present; however, the above precautionary approach will be implemented.

6.3 Breeding Birds

- Vegetation clearance is scheduled for March which is the start of the bird nesting season. Where works are required during the nesting season, a pre-works nesting bird check will be undertaken by an ecologist.
- To avoid project delays, the scrub behind B1 to the northeast should be topped with hand shears before 1st March to prevent nesting, with cutting limited to plant tops and sides to minimize disturbance to any hibernating animals.
- All scrub cuttings should be removed off site or placed well away from demolition and construction zones to prevent creating refuges that could attract amphibians, reptiles, or hedgehogs.
- In the event active nests are present, these will be protected within a 10 m works exclusion zone until chicks have fledged which will be determined by an ecologist. Works will generally be permitted outside the 10 m buffer zone.

6.4 Reptiles and Amphibians

- Prior to any vegetation clearance, site personnel following guidance within this document and/or provided by the ecologist will create an amphibian and reptile hibernacula near the north site boundary, see Appendix F for a suitable location and Appendix G for construction methods.
- The ecologist will capture any vulnerable fauna where possible and transfer them to a bucket lined with moss or grass cuttings
- Vegetation clearance will be undertaken no earlier than 1st March 2026 when reptiles and amphibians are becoming active using a directional two-stage strimming process where required to encourage dispersal.

- Vegetation clearance will be undertaken directionally to allow any fauna to move to the nearest suitable habitat. In this case, southwest to northeast direction is most suitable, see Appendix E.
- Any log or rubble piles required for removal, will be inspected by an ecologist prior to mechanical shifting.
- Waste and building materials will be stored on hardstanding or raised off the ground to avoid creating sheltering opportunities.
- Excavations will be covered overnight or ramps fitted to allow escape. Ramps should be sturdy enough to support badger should they fall into trenches.

6.5 Hedgehogs

- Vegetation clearance and the removal of rubble or log piles will be undertaken outside the main hibernation period (November–March) where practicable and will be preceded by a precautionary check for hedgehogs.
- Clearance will follow a phased approach, initially strimming to a higher level (20cm) to allow animals to disperse naturally before cutting to ground level.
- Hand tools (trimmer) will be used where appropriate in dense vegetation to reduce injury risk. If visual inspection to ground level is not possible after the first cut, the second cut to ground will not be completed until 24 hours after the initial cut to aid dispersal.
- Excavations will be covered overnight or fitted with escape ramps, and open pipes capped to prevent entrapment.
- Waste and building materials will be stored on hardstanding or raised off the ground to avoid creating sheltering opportunities.
- External lighting will be minimised and directional to reduce disturbance to vegetated areas particularly to the north and east of B1.

7. Unexpected Discoveries Procedure

If a protected species is discovered when the ecologist has left the site:

1. Works will stop immediately in the affected area
2. The area will be made safe and left undisturbed
3. The Site Manager will be informed
4. Advice will be sought from a qualified ecologist or Natural England

5. Works will only recommence once appropriate guidance has been followed.

This approach accords with BS 42020 requirements for adaptive management.

Waste Management

To prevent the formation of rubble piles that could act as artificial amphibian or reptile refugia, all waste will be stored on hardstanding or placed in skips. The southwest car park may be used for temporary storage of waste and building materials prior to removal or use. Where skips are placed on soft ground, skids will be used.

8. Monitoring and Compliance

- The Site Manager will monitor compliance with this PWMS throughout the works.
- Any incidents or ecological issues will be recorded and addressed promptly.
- This PWMS may be updated if site conditions or risks change.
- A copy of this PWMS will remain on site throughout the life of the project and be made available to all site personnel.

9. Conclusion

This Short-Form PWMS demonstrates that proportionate, policy-compliant ecological protection measures will be implemented for this minor development, ensuring compliance with BS 42020, wildlife legislation, and local authority biodiversity policies.

Subject to full adherence to the measures set out in this document, no significant adverse impacts on local wildlife populations are anticipated.

Appendix A Photographs

(Taken on 05/05/2025)



Photo 1. Metal bargeboards at B1 can be unbolted and removed by hand for inspection and replaced if signs of bats are discovered.



Photo 2. Log store to the rear (northeast and southeast sides) of B1. Logs will be removed by hand prior to demolition to check for breeding birds, bats, amphibians, reptiles and small mammals.



Photo 3. Facing southwest toward one section of B2. The semi-mature tree to be retained can be seen to the rear (left). This tree will require root protection during demolition and ground works if required. Should the tree require felling, it should be replaced with like for like at a ratio of 2:1.



Photo 4.

Focal area at B2 to be inspected for bat presence. One layer will be removed to facilitate inspection and left in situ to prevent subsequent bat occupation prior to demolition.

Appendix B Precautionary Working Method Statement Summary

Work schedule	Avoidance measures	Mitigation / timing (All dates preliminary)	During / Post clearance, construction site management
1) Updated badger survey	An updated badger survey will be undertaken to avoid disturbing or harming badgers and to prevent delays with contractors when on site.	Complete well before site immobilization.	Should a badger sett be found on site, heavy ground works and vehicle access areas within 20 m of the sett will be excluded with immediate effect to prevent sett collapse. An ecologist or Natural England should be contacted for advice
2) Tool box talk to site personnel on Day 1.	An ecologist will deliver a Toolbox Talk to site operatives, outlining the procedures to follow if any wildlife is discovered during the works, who and when to contact.	Day 1 of site immobilization.	Amendments to this PWMS may be required where clearance / demolition and construction are subject to significant delays or changes to design / layout.
3) Creation of hibernacula	Before any vegetation clearance begins, a single amphibian and reptile hibernacula will be built. For the optimal location and construction methods, refer to Appendix F and G. The hibernacula will serve as a translocation site if necessary, to prevent amphibians and reptiles from being exposed to predation.	Before and during vegetation clearance, the ecologist using a bucket lined with moss or grass cuttings will capture any vulnerable fauna. Animals will be contained for no than one hour before being released within the hibernacula for protection.	The hibernacula will be retained in perpetuity as it will also form part of the enhancement scheme.
4) Erection of 2 x bird nesting boxes	N/A	Prior to vegetation clearance to the rear of B1 which has breeding bird potential, two bird nest boxes will be fitted to trees within the tree line outside the west boundary but within client land ownership, see Appendix F showing correct orientation i.e. northeast. Boxes to be fitted between 2 – 5 m in height from the ground, see Appendix G for box specifications.	Bird nesting boxes will be installed permanently to fulfill planning requirements.

Work schedule	Avoidance measures	Mitigation / timing (All dates preliminary)	During / Post clearance, construction site management
5) Vegetation clearance. Scrub and small area of modified grassland to front of B1.	Best practice: Undertake vegetation clearance works in spring or autumn to avoid main breeding and hibernation period for bats, amphibians, hedgehogs and reptiles. General hibernating period is November – March. Avoid breeding bird season March – August inclusive. If this is not possible, see next table cell for advice.	March 2026 The ecologist will undertake a fingertip search of vegetation to be cleared. Active bird nests found will be protected by a 10m works exclusion zone until chicks fledged. This will be determined by an ecologist. Works outside the zone is generally permitted. Longer vegetation will be cut in two stages, with the initial cut made to a height of 20 cm. If the underlying ground is clearly visible after the first cut, the vegetation will be trimmed to ground level. If the ground remains obscured, the first cut will be left for 24 hours to allow time for the dispersal of hedgehogs, amphibians, and reptiles. All vegetation will be cut from southwest to northeast direction to allow any fauna to migrate to the nearest suitable habitat which is grassland and hedgerow to the northeast of B1.	Maintain short scrub height during demolition/construction to discourage fauna re-entry. Grassland to the front of B1 is regularly mown, allowing straightforward inspection prior to work. Keep sward height short until clearance is required. This will remove the need for future ecological inspection / supervision prior to clearance.
6) Hydro - therapy pool roof soft strip / demolition	Soft strip and demolition should ideally be carried out in spring / autumn avoiding the bat hibernation period November to March; bat.	June 2026 The ecologist will inspect all existing and any new bat ingress points, followed by a supervised soft strip of the tin roof panels and bargeboards by the contractor. The ecologist	Any trenches dug for foundation or cabling / pipe works should be covered overnight to prevent animals becoming trapped or, trenches fitted with ramps to allow trapped

Work schedule	Avoidance measures	Mitigation / timing (All dates preliminary)	During / Post clearance, construction site management
	Waste to be stored on hard standing or skipped immediately to prevent artificial reptile / amphibian refugia being created and potentially harming or killing fauna during waste removal off site. Any security lighting during works should be directed into the works area only and avoid surrounding gardens and periphery vegetation.	will then conduct a thorough search of the roof structure for any signs of bat activity. If evidence is found, work will halt immediately, and additional bat surveys may be required. In the worst case, a mitigation license may be needed before work can resume at B1.	animals to escape. This should be adhered to for the life of the project.
7) Timber sheds (B2) demolition	Best practice: Undertake vegetation clearance works in spring or autumn to avoid main breeding and hibernation period for bats, amphibians, hedgehogs and reptiles. General hibernating period is November – March. Avoid breeding bird season March – August inclusive. If this is not possible, see next table cell.	June 2026 The ecologist will inspect a nearby tree and shed interiors for nesting birds. Ecologist to search between timber at the northwest end of B2 (see Photo 4). If found to be clear of bats and breeding birds, no further supervision is required during demolition. The tree adjacent to B2 will be retained and will require protection when removing timber support posts as well as trenching if required near B2 southeast corner. Heavy vehicles should avoid accessing the area to the rear of B2 to avoid root compaction. Should this tree require	If bat evidence is found during unsupervised demolition, works will cease immediately and advice is sought from a bat licensed ecologist. Further bat surveys may be required and in worst case scenario, a mitigation license may be required before work can continue at B2. Any trenches dug for foundation or cabling / pipe works should be covered overnight to prevent animals becoming trapped or, trenches fitted with ramps to allow trapped animals to escape. This should be adhered to for the life of the construction works.

Work schedule	Avoidance measures	Mitigation / timing (All dates preliminary)	During / Post clearance, construction site management
	Waste to be stored on hard standing or skipped to avoid creating artificial reptile / amphibian refugia. Any security lighting during works should be directed into the works area only and avoid surrounding gardens and periphery vegetation.	felling, then it should be replaced with the same species at a ratio of 2:1.	
8) New dwelling construction	Best time to undertake construction is in spring or autumn to avoid the breeding and hibernation period for bats, amphibians, hedgehogs and reptiles. Avoid breeding bird season March – August inclusive. If this is not possible, see next table cell for advice. Should there be a significant delay between demolition and construction. The ecologist may require further inspection to check site conditions.	The ecologist will inspect the retained tree line within 10 m of the construction zone, if present, for nesting birds. Any active nests found will be protected by a 10 m works exclusion zone until the chicks have fledged, as determined by the ecologist. Work outside this exclusion zone may proceed as usual.	Should any of the above species named in the document or other wildlife be found during construction, work in the affected area will cease immediately and an ecologist or Natural England contacted for advice. A sensitive lighting plan will be in place prior to occupancy and approved by the LPA.
9) Car port construction	Best practice: Undertake vegetation clearance works in spring or autumn to avoid main breeding and hibernation period November – March; bats, amphibians, hedgehogs and reptiles.	The ecologist will check the tree to the rear of the car port footprint. Active bird nests found will be protected by a 10m works exclusion zone until chicks fledged. This will be determined by an ecologist. Works outside the zone is generally permitted.	Should any of the above species named in the document or other wildlife be found during construction, work in the affected area will cease immediately and an ecologist or Natural England contacted for advice.

Work schedule	Avoidance measures	Mitigation / timing (All dates preliminary)	During / Post clearance, construction site management
	Avoid breeding bird season March – August inclusive. If this is not possible, see next table cell for advice. Should there be a significant delay between demolition and construction. The ecologist may require further inspection to check site conditions.		A sensitive lighting plan will be in place prior to occupancy and approved by the LPA.

APPENDIX C Relevant Policies

National Policy

The National Planning Policy Framework (2024). The revised National Planning Policy Framework (NPPF)ⁱ 2024 sets out the government's planning policies for England and how these are expected to be applied. This revised framework replaces the previous NPPF published in March 2012 and later amendments.

Conserving and Enhancing the Natural Environment

Paragraph 187(d) states that: “planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity and incorporating features which support priority or threatened species” such as swifts, bats, and hedgehogs.

Habitats and Biodiversity

Paragraph 192(b) states that: “to protect and enhance biodiversity and geodiversity, plans should: 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”.

Paragraph 193(a) states that: “when determining planning applications, local planning authorities should apply the following principles:

If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.

Natural Environment and Rural Communities (NERC) Act 2024

- Places a duty on public authorities (Section 40) to conserve biodiversity and have regard for habitats and species of the greatest conservation importance.
- Lists Species and Habitats of Principal Importance in Section 41, forming the basis of UK Biodiversity Action Plan (UK BAP) priorities.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, updated by the Environment Act 2021, places a legal responsibility on public authorities in England to have due regard for habitats and species of the greatest conservation importance, whilst protecting all biodiversity.

Local Policies

Leicestershire Biodiversity Action Plan

Leicester Biodiversity Action Plan (BAP) 2021–2031 – city-wide strategic plan identifying priority habitats and species and guiding conservation action. The plan's aim is to:

- Conserve and enhance a range of key habitats and species that characterise the city of Leicester, contributing to regional biodiversity.
- Conserve protected and priority species, taking actions to help with their recovery.
- Promoting wildlife conservation and restoration through the planning
- System
- Promote biodiversity conservation as a key element of sustainable development and adaptation to climate change

The Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (LNRS) (2025).

This first LNRS for Leicestershire, Leicester and Rutland, outlines a comprehensive strategic, landscape scale approach for enhancing and restoring biodiversity across the strategy area. While

The LNRS lists urgent challenges the following of which relate to the above site including:

- Habitat loss
- Species decline
- Building development, such as housing, business and infrastructure

The LNRS proposes the following strategic aims to address the above challenges:

- Increase biodiversity by improving the ecological condition (habitat quality) of existing areas for nature conservation.
- Reduce major pressures and threats to nature including Invasive Non-Native Species.
- Protect and enhance green and blue spaces within urban habitats

Appendix D Legislation

Wildlife and Countryside Act 1981 (as amended)

Breeding birds

All wild birds, their eggs and nests are protected under the Wildlife & Countryside Act 1981. This makes it an offence to:

- kill, injure or take any wild bird;
- take, damages or destroy the nest of any wild bird while that nest is in use or being built; or takes or destroy an egg of any wild bird,

(2) Subject to the provisions of this Part, if any person has in their possession or control— any live or dead wild bird or any part of, or anything derived from, such a bird; or an egg of a wild bird or any part of such an egg . Some species, listed in Schedule 1 of the Act, receive additional protection.

Badgers Act 1992

Badgers are protected under the Protection of Badgers Act (1992) making it an offence to wilfully or recklessly:

- damaging a badger sett or any part of it
- destroying a badger sett
- obstructing access to, or any entrance of, a badger sett
- causing a dog to enter a badger sett or
- disturbing a badger when it is occupying a badger sett.

Hedgehog

Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act 1981 and the Wild Mammals Protection Act 1996. These pieces of legislation make it an offence to:

- kill or capture wild hedgehogs
- carry out cruel treatment of hedgehogs

Hedgehogs are listed as a species of 'principal importance' within the NERC Act 2006 which places a duty of responsibility upon local authorities and other public bodies to consider their conservation when making decisions that could impact them.

The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018

These Regulations transpose Article 6(3) of Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (Habitat Regulations)

Key aspects of the Regulations include:

- Protection of European Sites: The law safeguards designated areas known as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
- Species Protection: It establishes strict legal protections for European protected species, making it an offense to deliberately capture, injure, kill, or disturb these species, or to damage their breeding sites or resting places.
- Assessment Requirements: Public authorities are required to perform rigorous Habitats Regulations Assessments (HRAs) to ensure that any proposed plan or project does not adversely affect the integrity of a protected site.

Countryside and Rights of Way (CROW) Act 2000

- Strengthens SSSI protection and enforcement.
- Introduces a statutory duty for public bodies to have regard for biodiversity.
- Relevance to this PWMS: Reinforces the importance of designated sites and biodiversity duty compliance.
- Strengthened protections for certain habitats, primarily by creating a new offense of "**recklessly**" destroying or damaging the habitats of protected species.

The Act also strengthened the protection of the conservation of specific habitats and species listed on the Section 41 list (now re-applied under the NERC Act 2006).

Environment Act 2021

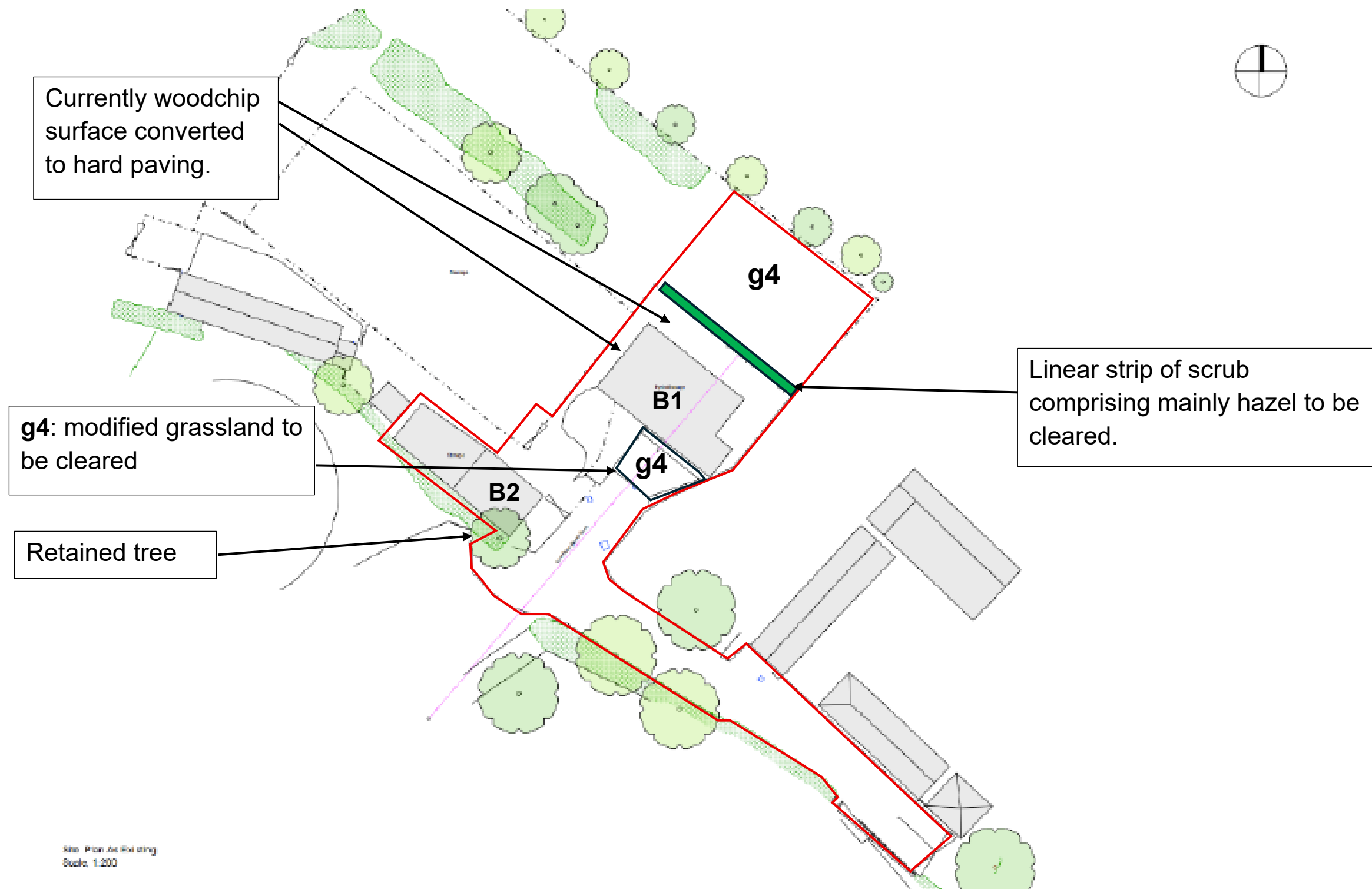
Major modern environmental law establishing:

- Biodiversity Net Gain (BNG): new developments must deliver at least 10% net gain in biodiversity.
- Local Nature Recovery Strategies (LNRS) to guide habitat creation and connectivity.
- Strengthened legal duty on local authorities to conserve and enhance biodiversity.
- Sets the framework for BNG assessments and design recommendations within development proposals.

Invasive Alien Species (Enforcement and Permitting) Order 2019

- Implements EU Regulation 1143/2014 post-Brexit.
- Prohibits the keeping, release, and spread of listed invasive non-native species
- Requires identification of invasive species and recommendations for control/management.

Appendix E Existing Site Plan



AMENDMENTS

NO NOTE 00001: If physical observations of the site are performed, it is recommended that any discrepancies or omissions noted be referred to the Architect. Contractors, sub-contractors and suppliers must refer to dimensions on site before commencing work on making any working drawings. Copyright Reserved 2026



DRAWING TITLE

Site Plan (as existing)

JOB TITLE
Site Plan
Upper Grange Farm
Maidenhead

DRAWING NUMBER
00001 / 100 / 001

SCALE

1:200 (g4)

DATE

07/09/24

DRAWN
002

CHECKED
001

STATUS
PLANNING DRAWINGS ONLY

CONTACT

Walters Architects Ltd

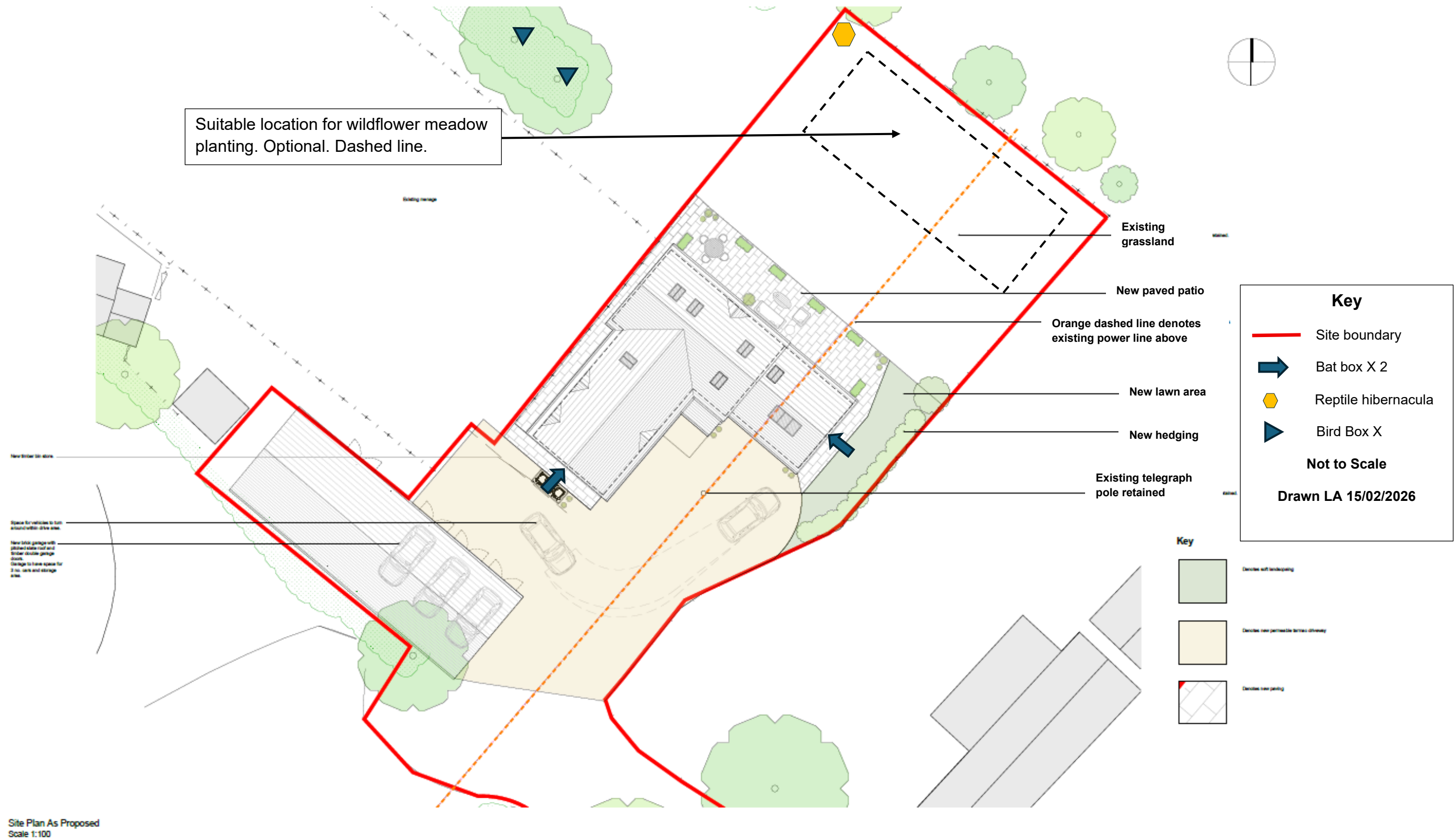
01344 880000
info@waltersarchitects.com

Scale 1:20
Site Plan (as existing)
1 Page(s)
00001 / 100 / 001

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Architects**

Appendix F Enhancement Layout Plan

This plan includes the final proposed development layout.



AMENDMENTS

DO NOT SCALE. Figured dimensions must be taken in preference to scaled dimensions and any discrepancies or errors are to be referred to the Architect. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing work or making any workshop drawings. Copyright Reserved ©



DRAWING TITLE
Site Plan As Proposed

JOB TITLE
New House
Upper Grange Farm
Marketfield

DRAWING NUMBER
WA 677 (04) 04

SCALE
1:100 @ A1

DATE
17.09.24

DRAWN
RG

CHECKED
KW

STATUS
PLANNING DRAWINGS ONLY

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Appendix G Enhancement Products

Reptiles and amphibians

The reptile and amphibian hibernacula should follow the specifications outlined in Figure 1. The location of this feature should be in a dry, warm, and sunny position. The north boundary of the site is south-facing, making it the most suitable location for this feature.

This design mimics artificial and natural conditions in which great crested newts have frequently been found overwintering. Dimensions should not be below 2m length x 1m width x 1m height. The illustrated design would be suitable for locating on an impermeable substrate. On free-draining substrates, the design is largely similar but the bulk of the fill is sited in an excavated depression in the ground. Hibernacula should ideally be positioned across a site, both close to and distant from breeding ponds, always in suitable terrestrial habitat and above the flood-line.

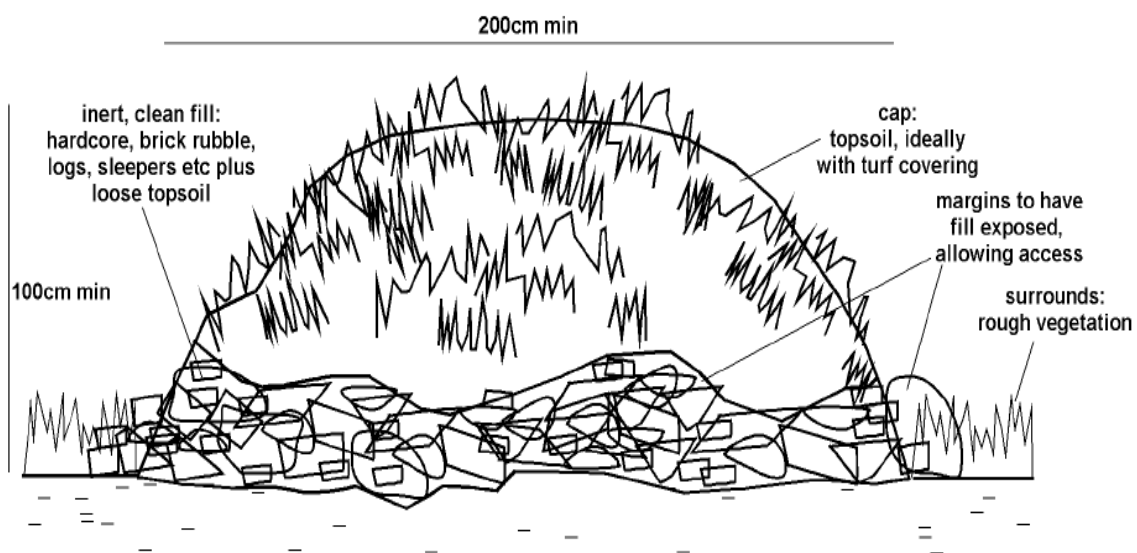


Figure 1. Guide for the construction of amphibian and reptile hibernacula. See Appendix F for suitable location.

Bats

The following is not an exhaustive list of integrated bat boxes and tubes. There are numerous products available to suit various building designs and finishes.

Two of the following products will be fixed at a minimum height of 4 m and will be oriented southeast and southwest, see Appendix F.

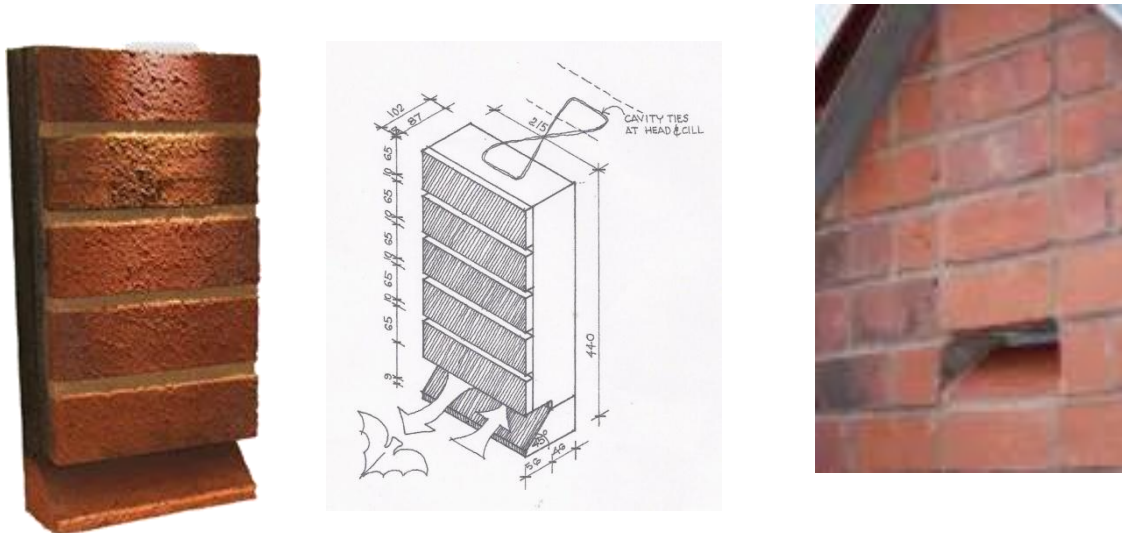


Figure 2. Habibat Bat Box 001 - Custom Brick Facing

Follow link for construction method, supplier and pricing details:

<https://www.nhbs.com/habibat-bat-box-custom-brick-facing>



Figure 3. Vivara Pro Build-in WoodStone® Bat Box

Follow link for details: <https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box?bkfno=252139>

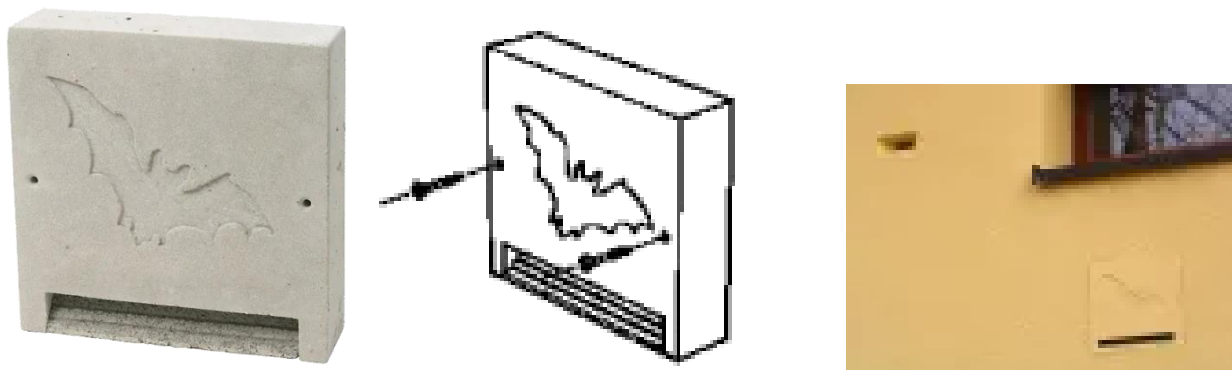


Figure 4. 1FE Schwegler Bat Access Panel

<https://www.nhbs.com/1fe-schwegler-bat-access-panel?bkfno=183033>

Bird Nesting Boxes



Figure 5. Jacobi Jayne Woodcrete Nest Box Green or Brown 26mm and 32mm hole.

One of each would be desirable and fitted to trees along the west central tree line, see Appendix F. The boxes should be fixed at 2 – 5 m above ground and face northeasterly direction for successful egg incubation.

Invertebrate hotel. Optional.



Figure 6. Bug hotel.

The Insect hotel should be placed in a warm sunny area. The north boundary of the site will be suitable in this instance.

Source: <https://www.susansinthegarden.com/2018/04/april-8-column-insect-hotels/>

Wildflower seed mix. Optional.



Optional should planting for bats and other fauna is chosen, see Appendix F for suitable location. Follow supplier instructions when ordering and planting.

Source: <https://www.bostonseeds.com/products/wildflowers-seed>

Alternatively, see guidance for bat and other fauna friendly planting within the Preliminary Ecological Appraisal, Elite Ecology (2024).
