

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

2 Old Forge Road, Fenny Drayton, Nuneaton, Warwickshire CV13 6BD

Client:

Richard Johnson

Survey date:

13th January 2026

Project:

This report is prepared to inform a planning application with the Hinckley Bosworth Borough Council. The proposal is described as:
Demolition of the existing garage outbuilding and rear conservatory, construction of a new ground level garage, construction of a new ground level extension to replace conservatory, roof works to lift the ridgeline and facilitate new dormer windows and roof lights, and building extensions involving internal works.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
2 Old Forge Road, CV13 6BD (hereafter referred to as ‘the site’) is located at National Grid Reference SP 35203 97125 and has an area of approximately 0.11ha. The local soil composition is noted as slightly acid, loamy and clayey soils with impeded drainage to local stream networks. (LandIS, 2025). The bedrock geology comprises sedimentary mudstone rocks of the Gunthorpe Member (BGS, 2025). The site comprises a dwelling with an attached garage outbuilding (B1), unsealed access surfacing, a hardstanding patio, vegetated gardens, a small length of ornamental hedgerow, and scattered trees. The site is located approximately 1.23km north of the A5 road. Aerial imagery of the local area of Fenny Drayton shows rural residential characteristics, surrounded by arable fields and hedgerow networks. Nearby woodland pockets include Lindly Wood approximately 0.87km east and Rowden Gorse located approximately 1.25km east. There are no major watercourses in the vicinity, although drainage ditches are present occasionally throughout the arable fields. The proximity of the site to nearby and expansive green spaces, including arable land and woodlands, likely increase the site suitability for local wildlife populations.					
Survey Details					
The site survey was undertaken by Inez Daly, Consultant Ecologist and Accredited Agent on Natural England Bat Licence – 2025-86119-CL18-BAT					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
06/01/2026	1	91	85	15	None
Executive Summary					
- Two bat emergence surveys are required on B1 to assess the presence/likely absence of roosting bats during the active season. - Precautionary working methods are required for birds, reptiles, amphibians, and mammals including hedgehogs and badgers. No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. The condition assessment of on-site habitats was carried out outside of the optimal survey period for flora, therefore further indicator species or condition attributes may have been missed. However, an abundance of characteristic species were identified for the habitat types, thus the suboptimal survey timing warrants an insignificant limitation and does not alter the conclusions of this report.					

A full 30m radius check for the presence of badger setts was unable to be taken due to the presence of neighbouring private residential land. However, the adjacent field provides elevated suitability for sett excavation ground; the field was accessed and assessed and as such this was not considered a significant limitation.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see survey/habitat map in appendix 1, BERS map in appendix 2, location map in appendix 3, pond map in appendix 4, proposed plans in appendix 5, tree condition sheet in appendix 6, and additional photos in appendix 7). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i>	The site does not contain any habitats of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The habitats within the site are common and widespread and have low ecological value. There are four off-site notable habitats present within 2km. To the author’s knowledge no previous ecology reports have been produced for this site. On-site habitat descriptions <u>u1b – Developed land – sealed surface</u> The rear patio area comprises hardstanding surfacing. <u>u1b5 - Buildings</u> There are two buildings on site. B1 is a residential dwelling with an attached garage outbuilding to the southwest. B2 is an attached ground-level garage to the south of B1. <u>u1c – Artificial unsealed surface</u>

The access drive comprises gravel.

u1e – Built linear features

Timber privacy fencing is present to the southwest and northwest. A low timber fence delineates the site boundary from the adjacent field; ivy *Hedera helix* covers most of the fence. A timber slat fence is present at the southeast. Small gaps were noted beneath the fencing at the southeast corner boundary.

u828, 846 – Vegetated garden with flower beds

The majority of the site consists of vegetated gardens, containing amenity grass, scattered trees, and ornamental plants. The amenity grass is mown to a short sward. The flower beds comprise ornamental shrubs, including *Viburnum sp.* and *Brachyglottis sp.* Two stands of yellow bamboo *Phyllostachys aurea* are present in the rear gardens to the northwest. The northernmost vegetated garden corner contains naturally deposited leaf litter. The amenity grass species are as follows:

Common name	Scientific name	DAFOR frequency
Creeping buttercup	<i>Ranunculus repens</i>	O
Dandelion	<i>Taraxacum officinale</i>	O
Perennial rye-grass	<i>Lolium perenne</i>	D

u32 – Scattered trees

There are seven trees on site. All trees were noted as ornamental and introduced species; the majority of trees are likely hybridized and as such exact type determination was not possible. T01-T04 are regularly pruned as evident from canopy shape and height. The tree condition assessment sheet is available in Appendix 6.

Tree	Species	DBH(cm)	Size class	Condition score	Category (of 6)
T01	<i>Prunus</i>	18	Young	Poor	2
T02	<i>Prunus</i>	15	Young	Poor	2
T03	<i>Prunus</i>	18	Young	Poor	2
T04	<i>Prunus</i>	11	Young	Poor	2
T05	<i>Salix sp.</i>	26	Young	Moderate	3
T06	<i>Malus baccata</i>	14	Young	Moderate	3
T07	<i>Prunus</i>	8	Young	Moderate	3

h2b – Non-native and ornamental hedgerow

	A short length of lawson cypress <i>Chamaecyparis lawsoniana</i> is present in the vegetated gardens parallel to the northwest border. Local notable habitats Further priority habitats were found within a 2km radius to the site: <table> <tr> <th>Priority Habitat Inventory Type</th><th>Closest habitat parcel distance from site</th></tr> <tr> <td>Traditional orchards</td><td>0.56km southwest</td></tr> <tr> <td>Deciduous woodland</td><td>0.9km east</td></tr> <tr> <td>Coastal and floodplain grazing marsh</td><td>1.76km south</td></tr> <tr> <td>Woodpasture and parkland</td><td>1.88km south</td></tr> </table>	Priority Habitat Inventory Type	Closest habitat parcel distance from site	Traditional orchards	0.56km southwest	Deciduous woodland	0.9km east	Coastal and floodplain grazing marsh	1.76km south	Woodpasture and parkland	1.88km south
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Woodpasture and parkland	1.88km south										
<i>Foreseen Impacts</i>	On-site habitats The proposed development will involve the demolition of the garage outbuilding and rear conservatory, and major works to the dwelling, including re-roofing to facilitate the new ridge height, dormer windows, and roof lights, and further internal and external façade works. The works will impact areas of hardstanding and unsealed surfacing. The works are likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No direct effects on notable habitats are anticipated, although nearby notable habitats (in particular the nearby deciduous woodlands and traditional orchard parcels) may be affected due to construction activities (i.e., increased traffic, pollution, dust, litter, surface run off, etc.).										
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to Control of Substances Hazardous to Health (COSHH) regulations to avoid pollution to on-site and nearby habitats. Site enhancements are outlined below: - Retain garden compost, if created, within a designated area (consider the northern garden corner where increased leaf litter is present) at the northwest area of the garden to provide sheltering habitat for invertebrates, small mammals, and/or reptiles, if present. Amenity grass clippings and pruning discards may be kept here. Allow area to remain undisturbed post-works. - Consider designating a section of the garden area for wildlife, in particular the southeast area due to the fence gaps, including reseeding a flowerbed with a native flowering seed mix, and planting native shrubs to increase foraging and										

	sheltering opportunities for invertebrates and small mammals. Notable habitats Best practice measures to minimise the possibility of pollution affecting further nearby notable habitats must be implemented during construction. Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations to avoid pollution to the neighbouring habitats. Biodiversity net gain (BNG) The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The development application falls under the householder exemption type and as such BNG calculations are understood to be unnecessary for this development.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not located within any designated sites. Statutory designated sites (within 2km) There are no statutory sites within 2km of the site. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without further biological records data (BRD). However, due to the scope of the proposed works and the size of the site, BRD is unlikely to be of value for this assessment.
<i>Foreseen Impacts</i>	On-site, statutory and non-statutory designated sites The site does not lie within any Impact Risk Zone (IRZ) for further (beyond 2km radius) Sites of Special Scientific Interest (SSSIs).
<i>Recommendations</i>	None.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	Two clusters of yellow bamboo were found on site. Bamboo is not listed as a Schedule 9 invasive plant; however, the species is known for aggressive and rapid spread. No maintenance to restrict spreading were noted and as such the bamboo is noted to have spread throughout the northern flowerbed and beyond the north boundary into the adjacent field.

<i>Foreseen Impacts</i>	Left unmanaged, bamboo may continue to outcompete native plant species on site. Rhizomes may be damaged and nodes spread during landscaping works, if present near the working area. Bamboo is regenerative and node spread may result unchecked growth across the site. Further off-site spread may occur.
<i>Recommendations</i>	It is highly advised that bamboo should be removed in totality via hand-digging without the use of machinery to avoid separation of rhizomes. An invasive species management plan is not required. Area should be monitored for new growth at least yearly to ensure spread is eradicated. New growth should be targeted as above.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including the vegetated gardens and flowerbeds, ornamental hedgerows, and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	Areas of hardstanding and unsealed surfacing will be affected during works. This is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally. The proposed works is unlikely to result in the fragmentation of the local landscape due to the presence of further suitable habitat locally.
<i>Recommendations</i>	No further surveys are required. Suggested site enhancements The site could be enhanced for invertebrates by designating a portion of the southeast gardens as wildlife habitat, by reseeding with a native flowering mix permitted to grow at a longer sward to provide sheltering and foraging habitat for invertebrates. Consider planting native wildflowers across the site or within the flowerbeds to provide foraging opportunities throughout the site, including night flowers for nocturnal pollinators (i.e., moths).
Bats	
<i>Summary of Survey Findings</i>	European Protected Species Licensing (EPSL) data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site. It is important to note that EPSLs are present only where works requiring licenses to disturb bats have occurred. As such the lack of EPSLs within the 2km radius does not correlate to local bat population density. There are no Special Areas of Conservation designated for bats within 10km of the site.

	Foraging and commuting habitat Habitats recorded on site are assessed to provide suitable foraging opportunities for bats in the form of the vegetated gardens which contains ornamental hedgerow, amenity grass, and individual trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Linear features in the form of the timber fencing may aid navigation for local bats, as bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. The fencing along the northern boundary is of particular value as this fence line continues northwest between further private residential properties and the field, creating a continuous landmark suitable for navigational aid. However, due to the relatively small size of the site, the foraging and commuting value of the site has been assessed in the local context as low. Roosting habitat (trees) No suitable roosting features for bats (i.e., cavities, suitably thick ivy, deadwood cavities, lifted bark, etc) were found across the trees and tree groups. The trees have been assessed as NONE. Roosting habitat (buildings) The on-site buildings have been assessed for roosting value for bats below:
B1 Building description	Photographs
B1 is a residential dwelling of brick construction and interlocking machine-made tiles. A glass conservatory is present to the west; the conservatory jack rafters and ridge comprise non-porous material which is not suitable for roosting bats. The building contains a small, well-sealed loft at the northwest elevation. The roof tiles appear to be in relatively good condition. One gap was noted at the northwest elevation. The southeastern edge tiles are unsealed; when inspected by torch, these edge gaps provide further access to crevices beneath the roof tiles. As such the building is assessed to contain moderate value for crevice roosting bats during the activity season. The building is considered unsuitable for hibernating bats due to the fluctuations in temperature caused by central heating within the dwelling.	

Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Brick, machine made tiles	Condition/description The brick walls are in good condition with no gaps or damages noted. Machine made tiles are present at the sides of the dormer window and are well sealed. Suitability/access/evidence of bats Not suitable for roosting bats.	

Roof	Interlocking machine-made tiles, lead flashing; flat rolled roofing (dormer window); glass, pvc (conservatory)	Condition/description The roof tiles are generally well-sealed throughout with the exception of a lifted tile at the northwest elevation. The southeastern edge tiles are unsealed with gaps beneath tile edges which lead to further crevices between the adjacent tiles and the internal linings. Lead flashing around the chimney to the west is well sealed. The lead flashing below the southeastern dormer is gapped slightly. Several conservatory jack rafters are missing end caps. Suitability/access/evidence of bats Gaps beneath the interlocking roof tiles where tiles are damaged or where access is provided via the edge tiles may provide suitable roosting habitats for crevice dwelling bats. Lifted lead flashing may provide suitable roosting habitat for individual crevice dwelling bats. No evidence found but weather conditions erode external evidence rapidly.	
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Soffits/overhangs	PVC	Condition/description Good condition with no cracks or damages noted. A small gap was noted at the north elevation. The gap does not lead to the loft void. Suitability/access/evidence of bats The gap at the north elevation may provide suitable roosting habitats for individual bats.	 
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Windows/door frames and lintels	PVC	Condition/description Tightly sealed throughout. Suitability/access/evidence of bats Not suitable for roosting bats.	
Internal voids/loft	Timber support beams, cinderblocks, mineral wool insulation, plywood, bitumen felt	Condition/description The loft area measures approximately 5.5m x 5m, with an apex height of approximately 1m. Abiotic conditions were noted at 5°C with humidity at 79%. The loft is lined in bitumen felt throughout. A portion of felt has come loose but no exposed tile areas are present due to tightly overlapped felt beneath. The mineral wool insulation is densely packed over the eaves and no visible light spill was noted. Rodent droppings and one deceased mouse was found in the loft. Suitability/access/evidence of bats No evidence of bats found. No access available into the loft for bats was found. The loft is not suitable for roosting bats due to the low height of the ridgeline and lack of suitable access into the void.	 

B2 Building description	Photographs
B2 is a ground level garage outbuilding with flat roofing and PVC fascia boards. The eastern portion of the garage overhang comprises translucent corrugated roofing materials. The garage measures approximately 11m x 2m with a height of approximately 2m. The structure is well-sealed throughout with no suitable access from the exterior and no suitable external roosting features. The building is assessed to contain negligible value for roosting and hibernating bats due to the lack of suitable roosting features throughout.	

Foreseen Impacts	The roosting values for the buildings on site are as follows:		
	Building no.	Suitability	Affected by works
	B1	Moderate	Yes
	B2	Negligible	Yes
	Roosting habitat (B1)		
	The proposed development involves the demolition of the conservatory to be replaced by a new ground level extension and roof works including raising the ridgeline, installing new dormer and rooflight windows, and extensions to facilitate the internal works. The loft area will be removed during the roof and internal works. The roofing materials will be removed in totality. The roosting opportunities as identified on the roof will be lost. Should bats be present at the time of works, roosting bats may be disturbed, injured, or killed.		
Foreseen Impacts	Roosting habitat (B2)		
	B2 will be demolished to facilitate the new storage structure. As no suitable roosting features are present no effects of roosting bats are anticipated.		
	Foraging and commuting habitat		
	The proposed works will involve a small loss of hardstanding and unsealed surfacing; this is likely to be inconsequential for foraging bats. Commuting habitat will be left relatively undisturbed as the boundary fencing will not be affected. The new height of the building may temporarily affect commuting bats during construction due to scaffolding throughout works.		
	Artificial lighting		
	The proposed development may include the addition of external artificial lighting on site during and post development. Local bats may be deterred from foraging or commuting on site during works due to works lighting. New permanent lighting may deter foraging bats post-development.		
Recommendations	Roosting habitat [Buildings]		
	Due to the presence of suitable roosting habitat found across B1, further surveys are required.		
	Two bat emergence/re-entry surveys (BERS) are required for B1 during the active bat season (May – August, suboptimal September) to assess the present roost and further roosting features. Two surveys must be held within the maternity season (Mid-may – June inclusive). The surveys are to be held at minimum three weeks apart. A team of three surveyors equipped with night vision aids (NVAs) are required to provide full coverage of the buildings' elevations to look for emerging/re-entering bats. One additional NVA may be deployed at the lead surveyor's discretion to provide additional coverage. One member of the surveyor team should be positioned in the adjacent field to assess the northern roof elevations. If any bat roosts are confirmed		

	from this survey schedule, a third, final survey would be required to classify the roost present, and a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. The licence application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. Foraging and commuting habitat No further surveys required. Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	Buildings Small nesting birds, such as the wren <i>Troglodytes troglodytes</i> and the house sparrow <i>Passer domesticus</i> may use the cracked and/or edge roof tiles as sheltered nesting habitat, where gaps are large enough to accommodate nest construction. Foraging blue tits <i>Cyanistes caeruleus</i> were noted on site at the time of the survey. Trees and vegetation No bird nests were identified on site. The trees and ornamental hedgerow likely provide suitable nesting opportunities for small birds. It is worth noting that the survey took place outside of the optimal nesting season and as such an absence of nesting birds was likely. The vegetated gardens may provide foraging opportunities for small birds. Barn owls There are no suitable nesting habitats for barn owls <i>Tyto alba</i> on site. Overwintering birds Due to the size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees and vegetation The roof works on B1 will destroy current nesting opportunities for small birds as identified above. The proposed development could result in the disturbance and subsequent abandonment of active bird nests, if present on site during works.

	Trees and vegetation No loss of nesting opportunities is anticipated. The proposed development could result in the disturbance and subsequent abandonment of active bird nests, if present on site during works. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/vegetation All roof works on B1 should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the roof should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes shall be incorporated into the new building façade and will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box Schwegler 1SP Sparrow Terrace Woodstone Nest Box Or a similar alternative brand.

	Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction, if applicable.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability The dominant habitat onsite comprising mown amenity grass is considered generally unsuitable for reptiles due to the species content (common and widespread species) and associated management regime, where at the time of the survey the grassland was recorded as being a relatively short sward. However, in areas where the further ground cover is present (within flowerbeds where suitable vegetative cover is provided by ornamental plants), suboptimal sheltering habitat for reptiles may be present. The site is accessible for reptiles on all sides due to the condition of the timber fence at the north, where small gaps were noted beneath the fencing materials. Two larger gaps were noted at the eastern fencing boundary. As such the presence of reptiles on site cannot be discounted, albeit likely limited to low numbers due to the small size of the site and the limited suitability present throughout. Wider landscape The nearby arable landscape is highly likely to provide suitable habitats for local reptile populations, in particular within areas of mixed woodland and grassland habitats. Of note, the adjacent fields is further lined with hedgerows, which are likely to provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the vicinity. The presence of reptiles utilising these adjacent habitats cannot be discounted.
<i>Foreseen Impacts</i>	Areas of hardstanding and unsealed surfacing will be lost. The site does not form a connective pathway or stepping stone between areas of suitable reptile habitat in the wider landscape due to the suboptimal habitats present and as such the development is unlikely to lead to reptile habitat fragmentation. However, should any reptiles be present at the time of the works, individuals may be injured or killed.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation bordering the works will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	• If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.												
Amphibians													
Summary of Survey Findings	EPSL and survey data												
	A review of the MAGIC database returned two EPSL records for great crested newts (GCN) within 2km of the site.												
	<table><tr><th>License reference</th><th>Applicable dates</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2018-38127-EPS-MIT</td><td>16/01/2029 - 31/12/2044</td><td>1.53km east</td><td>Damage to a resting place, destruction of a resting place, destruction of a breeding site</td></tr><tr><td>2018-36538-EPS-MIT</td><td>01/10/2028 - 31/12/2039</td><td>1.66km east</td><td>Damage to and destruction of a resting place</td></tr></table>	License reference	Applicable dates	Distance from site	Impacts allowed by licence	2018-38127-EPS-MIT	16/01/2029 - 31/12/2044	1.53km east	Damage to a resting place, destruction of a resting place, destruction of a breeding site	2018-36538-EPS-MIT	01/10/2028 - 31/12/2039	1.66km east	Damage to and destruction of a resting place
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	2018-36538-EPS-MIT	01/10/2028 - 31/12/2039	1.66km east	Damage to and destruction of a resting place									
	Four further EPSLs were found immediately beyond the 2km radius, indicating a significant known population within the vicinity.												
	Aquatic habitat suitability (including ponds within 500m)												
	Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).												
	As listed on the MAGIC database, there are two ponds within 500m of the site boundaries.												
<table><tr><th>Pond</th><th>Approximate distance from site</th><th>Suitably connected?</th></tr><tr><td>P1</td><td>0.23km west</td><td>Yes</td></tr><tr><td>P2</td><td>0.23km west</td><td>Yes</td></tr></table>	Pond	Approximate distance from site	Suitably connected?	P1	0.23km west	Yes	P2	0.23km west	Yes				
Pond	Approximate distance from site	Suitably connected?											
P1	0.23km west	Yes											
P2	0.23km west	Yes											
Due to the rural nature of the immediate surrounding landscape, the nearby roads do not provide major obstruction (i.e., curbs, high traffic levels) to great crested newt dispersal. Additionally, the site is well connected to the nearby ponds via the northern arable fields. The further woodlands and arable fields connected via hedgerows also provide suitable terrestrial habitats for amphibians.													
Terrestrial habitat suitability													

	The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing, unsealed surfacing, and amenity grass offer sub-optimal habitat for terrestrial amphibians; flowerbed areas with suitable ground coverage may provide a slight increase in suitable sheltering habitat. The site is accessible for amphibians where suitable gaps are present, particularly beneath timber fencing along the northern border. The bordering ditch to the south of the site was noted as dry at the time of the survey; it is not listed as a waterway on MAGIC. Historical imagery suggests the ditch is constantly dry and appears unlikely to contain water except in periods of extreme rainfall.																								
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of approximately 0.005ha of land area. If great crested newts are present within the nearest pond located approximately 0.23km west, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Green risk score, which states: Offence Highly Unlikely. <table><tr><th>Component</th><th>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)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>0.001 - 0.01 ha lost or damaged</td><td>0.005</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2">Maximum:</td><td>0.005</td></tr><tr><td>Rapid risk assessment result:</td><td colspan="2">GREEN: OFFENCE HIGHLY UNLIKELY</td></tr></table>	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 pond(s)	No effect	0	Land 100-250m from any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0.005	Land >250m from any breeding pond(s)	No effect	0	Individual great crested newts	No effect	0	Maximum:		0.005	Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	
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Maximum:		0.005																							
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY																								
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: - A staged approach will be adopted for vegetation clearance, whereby the vegetation nearest to the site works will be trimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from nearby to the working area. - Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.																								

	- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. - If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. - In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Badger	
<i>Summary of Survey Findings</i>	No badger setts or foraging evidence were noted on site. A 30m radius check was conducted within the adjacent field; no evidence of foraging badgers nor sett construction were noted. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site forms part of the surrounding urban development to the south and the northwest (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding urban area of the site. However, the adjacent field may provide suitable sett construction grounds and/or foraging habitats. Due to the proximity of the field, the site was considered suitable for badger sett construction, albeit suboptimal due to presence of human activity within the vicinity.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Small areas of hardstanding and unsealed surfacing will be removed during construction. The loss of such habitat is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist. Should new fencing be erected, ensure that three adequate gaps (minimum 30cm wide and 20cm tall) are present at the northern and southeastern boundaries, to prevent habitat fragmentation throughout the locality.
Riparian animals	

<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for other mammals within 2km of the site. There are no water courses on or connected to the site. There are no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	None.
<i>Recommendations</i>	None required.

Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site lies within an area which has a recorded presence of hazel dormice as well as species reintroduction efforts (PTES, 2025). Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. There are no suitable habitats (i.e., dense bramble scrub) for hazel dormice on site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None required.
Other mammals e.g. hedgehog	
<i>Summary of Survey Findings</i>	The site provides suitable foraging opportunities for hedgehogs and mammals in the form of the vegetated gardens and ornamental flowerbeds. The privacy fencing between the site and the neighbouring properties may obstruct mammal dispersal; however, the timber fence at the north has several small gaps at ground level. Two worn mammal paths were noted off-site within the adjacent field hedgerow bank indicating local presence of terrestrial wildlife.
<i>Foreseen Impacts</i>	The proposed works will involve the loss of small areas of hardstanding and unsealed surfacing. As there are further suitable habitats present locally the works are likely to be inconsequential to local hedgehog and other mammal populations. However, construction activities could result in the death or injury of mammals, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Other mammals (i.e., fox and deer) should be left to disperse of their own accord. Do not handle any large mammals. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs and other mammals:

	• Create a designated area within the vegetated gardens or the flowerbed to provide suitable foraging habitats, including native flowering grassland left to grow and a taller sward. • Plant fruit-bearing trees to provide further foraging opportunities for mammals.
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Appendix 1: Survey/Habitat map

Appendix 2: BERS map

Appendix 3: Location map



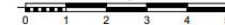
Appendix 4: Pond map



Appendix 5: Proposed plans



SCALE 1:100@A3



Appendix 6: Tree condition sheet

Condition Sheet: INDIVIDUAL TREES Habitat Type		
A	The tree is a native species (or at least 70% within the block are native species).	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	
Number of criteria passed		
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	

Appendix 7: Additional photos



1 Vegetated garden and unsealed surfacing access drive, timber fencing



2 Vegetated garden with flowerbeds and bamboo circled



3 Ornamental hedgerow, bamboo circled



4 Bamboo encroaching beyond site boundaries to the north



5 Eastern fencing gaps and off-site hedgerow with mammal path beneath (circled)



6 T01



7 T02



8 T03



9 T04



10 T05



11 T06



12 T07

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