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Ecological Appraisal

Client

Bloor Homes

Project

Land South of Sacheverell Way,

Groby

Date

December 2025

CONTENTS

FIGURES

APPENDICES

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1.0 INTRODUCTION

1.1 The following report has been prepared by FPCR Environment and Design Ltd. (FPCR) on behalf of Bloor Homes and provides details of an Ecological Appraisal undertaken at Land South of Sacheverell Way, Groby (hereafter referred to as the 'Site'). The Site measures approximately 10.5 ha in extent and is centred on ordnance survey grid reference SK 52650 06350.

Site Location and Context

1.2 The Site is located south of Groby, Leicester. It is bordered by the A46 to the east, a dismantled railway to the west, meadows to the south, and a residential area to the north. The Site comprises a single arable field bordered by hedgerows to the north, east and south and a dry ditch to the west. A single hedgerow runs through the eastern part of the Site.

Development Proposals

1.3 The proposals are for an Outline Planning Application (OPA) for up to 180 homes with associated access and public open space, as shown illustrative on the Masterplan (DE.393_SW01).

Scope of Appraisal

1.4 This Ecological Appraisal describes the current ecological interest within and around the Site, which has been identified through standard desk and field-based investigations. It then considers the potential ecological impacts and opportunities for ecological enhancement based on the Masterplan in the context of relevant legislation and planning policy. Finally, it identifies the necessary additional measures to avoid, mitigate or provide compensation for potential impacts, and the mechanisms for securing such measures.

2.0 METHODOLOGY

Desktop Study

2.1 A Desk Study was completed for baseline ecological information for ecological receptors including designated sites and records of protected and priority species. The following organisations were consulted:

- Leicestershire and Rutland Environmental Records Centre (LRERC);
- Multi-Agency Geographic Information for the Countryside (MAGIC) website[1].

2.2 The search areas were related to the significance of sites and their potential zones of influence[2], as follows:

- 15km around the Site for sites of International Importance (e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites);
- 2km around the Site for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), and bat records;
- 1km around the Site for non-statutory sites of Local or County Importance or statutory sites such as Local Nature Reserves (LNRs) and species records (e.g. protected or Section 41 Natural Environment and Rural Communities (NERC) Act 2006 species of principal importance and notable species).

2.3 Further inspection, using colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk), was also undertaken in order to provide additional context and identify any features of potential importance for nature conservation in the wider countryside. Results are shown in Figures 1a and 1b.

Field Survey

Habitat Survey

2.4 A detailed habitat was completed on 15th May 2024 by an experienced botanist from FPCR. Survey methods broadly followed UKHab classification system[3] and comprised a systematic walk over the Site to classify the broad habitat types and identify any Habitats of Principal Importance (HPI) for the conservation of biodiversity as listed within Section 41 (S41) of the NERC Act (2006)[4]. To confirm the result of the habitat assessment completed in May 2024, an additional walkover survey recording the broad habitat types was undertaken in June 2025. This survey was conducted by an experience ecologist from FPCR.

2.5 Hedgerows were assessed against the wildlife and landscape criteria within The Hedgerow Regulations 1997[5] on 1st September 2025 to determine whether they qualified as 'Important Hedgerows' under the Regulations. This involves recording various hedgerow features, such as species, structure, standards, and typical species diversity.

[1] www.magic.gov.uk.
[2] Zone of Influence - the areas and resources that may be affected by the proposed development
[3] Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. 2020. The UK Habitat Classification User Manual 1.1 http://www.ukhab.org.
[4] *The Natural Environment and Rural Communities Act 2006.* [Online]. London: HMSO. http://www.legislation.gov.uk/ukpga/2006/16/contents.
[5] Defra 1997. The Hedgerow Regulations 1997 – A Guide to the Law and Good Practice.

2.6 Habitats, and linear features such as hedgerows and watercourses were mapped in the field, with further information providing habitat area, distinctiveness and condition, which are used to calculate the value of each habitat. This survey data was used for the baseline calculations. The condition assessments were undertaken using the relevant Condition Assessment Criteria within the Statutory biodiversity metric condition assessments excel spreadsheet[6].

2.7 Full details of the calculation methodology are provided in The Statutory Metric – User Guide[7].

2.8 The results of the biodiversity net gain assessment are detailed in the Biodiversity Net Gain Report[8].

2.9 Any habitats suitable for, or features with the potential to support, protected or notable species were also assessed and recorded with the surveys.

2.10 Consideration was given as to the presence of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (*as amended*) (WCA 1981) and the presence of any notable weeds including those covered under the Weed Act 1959 (where population is significant enough to be considered injurious).

River Corridor Assessment

2.11 One watercourse was identified on the Site and was subject to full River Corridor Assessment (RCA) following the River Morph 5 methodology. This survey was completed by a surveyor who is accredited in conducting MoRPHh field surveys. The field survey was undertaken on the 24th May 2024 during low / normal flow conditions with weather conditions being cloudy but dry throughout the survey. All surveys were undertaken working downstream. The desk top survey to determine river type (involving measuring the sinuosity and elevation of the watercourse) was undertaken on 24th May 2024.

Fauna

2.12 During the habitat surveys in 2024 and 2025, observations, identification and signs of any species protected under the following Acts and Regulations were noted:

- Part 1 of the Wildlife and Countryside Act 1981 (*as amended*)[9];
- The Protection of Badgers Act 1992[10];
- The Conservation of Habitats and Species Regulations 2017 (*as amended*)[11]; and
- The NERC Act 2006 S41 Species of Principal Importance for the conservation of biodiversity.

2.13 Given the nature of the habitats within and immediately surrounding the study area, particular consideration was given to the potential presence of birds, bats, badger, amphibians and

[6] Defra 2024. Statutory biodiversity metric condition assessments [Online] Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

[7] Defra 2024. The Statutory Biodiversity Metric User Guide [Online] Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

[8] FPCR. 2025. Biodiversity Net Gain Report.

[9] *The Wildlife and Countryside Act 1981* (*as amended*). [Online]. London: HMSO Available from http://www.legislation.gov.uk/ukpga/1981/69

[10] *The Protection of Badgers Act 1992 (as amended).* [Online]. London: HMSO Available from: http://www.legislation.gov.uk/ukpga/1992/51/contents

[11] *The Conservation of Habitats and Species Regulations 2017 – Statutory Instrument 2017 No.1012.* [Online]. London: HMSO. Available at: https://www.legislation.gov.uk/uksi/2017/1012/contents/made

reptiles. In addition to evidence of field signs, the suitability of habitats to support these species was assessed, for example the suitability of mature trees to support roosting bats.

2.14 Whilst on Site, additional species records were made where appropriate in order to make an initial appraisal of the presence of other species of nature conservation importance. For example, birds present within the study area were noted to determine the presence of any species of conservation concern[12].

Badger

2.15 All hedgerows and other suitable habitats within the development boundary and accessible land within 30m were searched for evidence of badger *Meles meles* activity. Methodology employed followed that outlined by Harris, Creswell and Jefferies[13].

2.16 Evidence of badger occupation and activity sought included:

- Setts: including earth mounds, evidence of bedding and runways between setts;
- Latrines: often located close to setts, territory boundaries or favoured feeding areas;
- Prints and paths or trackways;
- Hairs caught on rough wood or fencing;

2.17 Other evidence: included snuffle holes, feeding and playing areas and scratching posts. The identification of these latter signs on their own does not necessarily provide conclusive evidence of the presence of badgers. A number of such signs need to be seen in conjunction before badgers can be confirmed as being present.

2.18 The status and the level of activity of setts identified were noted as follows:

- *Main sett*: usually continuously used with significant signs of activity, including a large number of holes and conspicuous spoil mounds;
- *Annexe sett*: usually found close to a main sett and connected to it by well used paths. Such setts may not be continuously occupied;
- *Subsidiary sett*: lesser-used setts usually comprising a few holes and without associated well-used paths. Such setts are not continuously occupied;
- *Outlier sett*: one or two holes without obvious paths, with a very sporadic use.

2.19 With the level of activity described as:

- *Active*: clear of debris, trampled spoil mounds and obviously active e.g. presence of prints, dislodged guard hairs;
- *Partially active*: some associated debris/moss/plants in the entrance. Could be used with minimal amount of excavation usually with signs in the vicinity of the sett e.g. badger paths etc.
- *Disused*: partially or completely blocked/collapsed.

[12] Eaton, M.A., Aebischer, N.J., Brown, A.F., Hearn, R.D., Lock, L., Musgrove, A.J., Noble, D.G., Stroud, D.A. & Gregory, R.D. 2015. Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. *British Birds* 108:708-746.

[13] Harris, S., Cresswell, P. & Jefferies, D. 1989. *Surveying for badgers. Occasional Publication of the Mammal Society No.9.* Mammal Society, Bristol.

Bats

Roost Assessment

2.20 Preliminary Roost Assessments (PRA) were undertaken from ground level on 15th May 2024 by a suitably experienced ecologist from FPCR. A licensed bat worker from FPCR repeated this survey in June 2025.

Ground Level Tree Assessment

2.21 The Preliminary Roost Assessment (PRA) focused on recording potential roosting features were sought, based on British Standard 8596:2015[14], including:

- Natural holes (e.g. knot holes) arising from naturally shed branches or branches previously pruned back to a branch collar;
- Man-made holes (e.g. cavities that have developed from flush cuts or cavities created by branches tearing out from parent stems;
- Woodpecker holes;
- Cracks/splits in stems or branches (horizontal and vertical);
- Partially detached, loose or platy bark;
- Cankers (caused by localised bark death) in which cavities have developed;
- Other hollows or cavities, including butt rots;
- Compression of forks with occluded bark, forming potential cavities;
- Crossing stems or branches with suitable roosting space between;
- Ivy stems with diameters >50mm with suitable roosting space behind (or where roosting space can be seen where a mat of thinner stems has left a gap between the mat and the trunk); and
- Bat or bird boxes;

2.22 Certain factors such as orientation of the feature, its height from the ground, the direct surroundings and its location in respect to other features, may enhance or reduce the potential value.

2.23 Using professional judgement, any trees identified were classified into the following general bat roost potential groups (none, Further Assessment Required (FAR), or Potential Roost Features (PRF)) based upon the presence of potential suitable roost features noted. Assessment of such features is based upon guidance set out in Bat Surveys for Professional Ecologists: Good Practice Guidelines[15], in which the general bat roost potential groups are defined within Table 4.2 of the guidelines, reproduced in Table 1.

Table 1: Suitability of Trees for Bats

Suitability	Description
None/negligible	Either no potential roost features or highly unlikely to be any.
FAR	Further Assessment Required to establish if Potential Roost Features are present.
PRF	A tree with at least one Potential Roost Feature.

[14] British Standard 8596:2015 Surveying for bats in trees and woodland, October 2015.

[15] Collins, J. (ed.) 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th *edition*). The Bat Conservation Trust.

Nighttime Bat Walkover (Flightpath / Transects Surveys)

2.24 In line with current guidance (Collins, 2023) nighttime bat walkovers are undertaken in two parts. The first part is undertaken by stationary surveyors positioned on habitat features most likely to be utilised as commuting routes by bats. Once conditions become too dark to see or once commuting activity has been observed, surveyors begin the second part, which is a walked transect sampling all areas and habitats within the Site, noting any bat activity that is heard or observed along the way. Whilst this includes two elements, it is one survey designed to record information to provide further context to elements that static detectors cannot always identify such as bat behaviour or abundance of bats collectively across different habitats of the Site.

2.25 The first part of the survey to observe flightpaths involved two surveyors being positioned at predetermined locations. The survey started just before sunset and lasted for between one hour after sunset. After this the walked transect was started and continued until two to three hours after sunset.

2.26 Surveyors were equipped with Wildlife Acoustics Inc. Echo Meter Touch® bat detectors in conjunction with Echo Meter Touch® app and Samsung Galaxy Tab Active 3®, which detects bats and aid species identification. The survey timings and conditions are provided in Table 2.

Table 2: Summary of Transect Activity Survey Weather Conditions and Survey Timings

Date	Survey type	Timing/ Weather conditions
14th May 2025	Dusk Flightpath and Transect	20:51 to 22:57 (sunset 20:51). Start temperature 13ºC, dry with wind at BF 0-1 and 0% cloud cover.
16th June 2025	Dusk Flightpath and Transect	21:31 to 23:42 (sunset 21:31). Start temperature 20ºC, dry with wind at BF 2 and 20-50% cloud cover.
18th September 2025	Dusk Flightpath and Transect	19:12 to 21:18 (sunset 19:12). Start temperature 19ºC, dry with wind at BF 1 and 10-80% cloud cover.

2.27 The data from the nighttime Bat Walkover survey was analysed as soon as possible after the survey using the Kaleidoscope Viewer© (Wildlife Acoustics, Inc.), by a suitably experienced ecologist (Analysts are audited internally for quality control purposes and to maintain consistent results).

Static Bat Detector Surveys

2.28 Passive monitoring was undertaken using an automated logging system Wildlife Acoustics Inc. Song Meter® SM4Bat FS bat detectors with outputs saved to an internal storage device. The detectors used SMM-U2 microphones. Detectors were placed at features considered to be of value to bats, such as hedgerows, trees and scrub.

2.29 Devices were placed in each location for an extended period of time of suitable weather conditions (little no rain/wind and temperatures above 10°C). Detectors were programmed to activate 30 minutes before dusk and recorded continuously until 30 minutes following sunrise.

2.30 For the purposes of analysis if the static detector was out over 5 consecutive nights the additional nights were only assessed for bat species listed on Annex II[16] of the Habitats Directive. The recorded data were analysed using Sonobat™ 30.1 (SonoBat™ Inc.) software package to assess the amount of bat activity on Site by recording the number of bat passes.

[16] Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora

2.31 Static detectors were deployed during the following periods;

- 14th May to 19th May 2025
- 11th June to 16th June 2025
- 10th September to 15th September 2025

2.32 The data were analysed as soon as possible after retrieval of the static units using the Sonobat™ 30.1 (SonoBat™ Inc.) software package to assess the amount of bat activity on site by recording the number of bat registrations. Data were initially run through the auto-analysis function of the software with manual vetting taking place of Annex II species and species uncommon in the area. Measurements including peak frequency, inter-pulse interval, call duration and end frequency were taken to aid in species identification. This analysis was completed by a suitably experienced ecologist (analysts are audited internally for quality control purposes and to maintain consistent results).

Breeding Birds

2.33 The survey methodology employed was in accordance with the protocol specified within current best practice guidelines[17]. All birds encountered (seen or heard) were recorded on a field survey plan using standard BTO species codes and symbols for bird activities and to denote activity, sex and age where appropriate.

2.34 Breeding status was inferred for each species based on the sixteen categories implemented by the European Ornithological Atlas Committee (EOAC) [18] and their corresponding definitions, in addition to four additional codes to classify non-breeders, passage migrants, or flyovers. Birds were considered to be holding a territory and therefore likely to be utilising the site for breeding activities if they were displaying breeding behaviours, such as singing, nest building, food carrying or territorial defence. If birds did not display such as behaviours, e.g. they were only recorded flying over the site, they were considered non-breeders. These criteria and associated definitions are outlined in Appendix A.

2.35 Best practice guidelines consider six survey visits to be sufficiently robust to identify, estimate populations of, and understand the distributions of the majority of bird species using complex habitats (e.g. lowland deciduous woodland or wetland) supporting a wide range of bird species and that requires heavy reliance on vocal encounters. Habitats within the site are significantly less complex, which permits greater emphasis to be afforded to visual encounters, and lack any seasonally constrained features that may require additional consideration. Thus, a reduced survey effort is considered proportionate due to the law of diminishing returns where species detection is more efficacious.

2.36 A route was mapped out prior to the surveys being undertaken, paying particular attention to any linear features, such as hedgerows and watercourses, and other features such as ponds and scrub.

2.37 A total of four surveys were undertaken, spanning the season in which the majority of breeding activity occurs for typical species, and no species with vastly differing breeding cycles are

[17] Bird Survey & Assessment Steering Group 2023. *Bird Survey Guidelines for Assessing Ecological impacts* v.1.1.1. Available at: https://birdsurveyguidelines.org [Accessed: 10.12.24]

[18] Sharrock, J.T.R (1973) Ornithological Atlases. Auspicium 5:13-15.

reasonably expected to occur at the site following the consultation results and assessment of the habitats present.

2.38 The requirement for a dusk survey was scoped out on the basis that the site is outside the known breeding ranges of most crepuscular or nocturnal singing species and the arable areas were of limited size and therefore limited suitability to quail *Coturnix coturnix* – the only such species remaining that could potentially occur at this site – given the location outside of areas which regularly support this transient species and the small size of the site in the local context.

2.39 Bird surveys were not undertaken in unfavourable weather conditions, such as heavy rain or persistent strong winds (conditions which can negatively affect the results). Table 3 provides details of the survey dates and weather conditions.

Table 3: Breeding Bird Survey Dates and Conditions

Date	Cloud Cover (%)	Rain	Wind (Beaufort)	Visibility
2025 Breeding Bird Surveys				
12.05.2025	15	Dry	1 - light air	Very Good
31.05.2025	50	Dry	1 - light air	Very Good
09.06.2025	25	Dry	1 - light air	Very Good
21.06.2025	25	Dry	1 - light air	Good

Great Crested Newt

2.40 Any waterbodies within a 500m radius were identified using OS maps and aerial satellite imagery. Where ponds were identified on third-party land access request letters were then issued to the landowner.

Environmental DNA Surveys

2.41 Environmental DNA (eDNA) sampling of pond P1 (Figure 8) was undertaken on 19th May 2025 to determine the presence / absence of GCN in accordance with industry guidance[19].

2.42 Sampling of the waterbody was completed by appropriately licenced ecologists. Sampling was undertaken using kits obtained from ADAS. The methodology comprised taking samples of agitated water from 20 locations around the waterbody edge. The 20 samples were then mixed together thoroughly before 15ml of this water was placed into each of the 6 sterile sample tubes containing preservative, precipitates and a DNA sequence that used for degradation control. All samples were stored in accordance with the protocols provided by the laboratory prior to transportation under suitable conditions to the ADAS laboratory for analysis. The laboratory results could have one of three outcomes which are described in Table 4.

Table 4: Description of Possible Results of eDNA Analysis

Result	Description
Positive	A positive result means that eDNA from GCN was detected and they have been present within the water in the 20 days preceding sampling. An eDNA score would be provided indicating the number of positive replicates from a series of twelve.

[19] Analytical and Methodological Development for Improved Surveillance of the Great Crested Newt, WC1067, *Appendix 5. Technical advice note for field and laboratory sampling of great crested newt (Triturus cristatus) environmental DNA* http://randd.defra.gov.uk/Document.aspx?Document=11976_WC1067_Appendix_5_TechnicalAdviceNote.pdf

Negative	DNA from GCN was not detected; in the case of negative samples the DNA extract is further tested for PCR inhibitors and degradation of the sample.
Inconclusive	Controls indicate degradation or inhibition of the sample, therefore the lack of detection of GCN DNA is not conclusive evidence for determining the absence of the species in the sample provided. Inhibition can occur through unexpected chemicals in the sample.

Reptiles

2.43 Habitats present within the Site were considered for their potential suitability to support reptile populations, including the presence of features which provide opportunities for reptiles to bask, forage and/or hibernate, and areas of varied vegetation structure in sheltered locations with sunny aspects and connectivity to other suitable reptile habitats. This assessment was based on the methodology detailed in the Herpetofauna Workers Manual[20] and the Froglife Advice Sheet[21].

Limitations

2.44 The June static in position B only recorded the first night. Only common bat species that readily forage over urban areas have been recorded on Site during the survey period. As such, the additional nights would likely show a slight increased use of the area by the same species. Therefore the additional nights would not result in a change to the recommended mitigation and is not considered a limitation to the proposed development.

[20] Gent, A.H. & Gibson, S.D., eds., 1998. *Herpetofauna Workers' Manual*. Peterborough, Joint Nature Conservation Committee.

[21] Froglife, 1999. Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation. *Froglife Advice Sheet 10*. Froglife, Halesworth.

3.0 RESULTS

Desk Study

Designated Sites

3.1 Locations of statutory and non-statutory sites referred to in the following section are illustrated on Figure 1a.

Statutory Designated Sites

3.2 There are 2 statutory designated sites of international importance within 2km of the site boundary, Sheet Hedges Wood (SSSI) and Groby Pool and Woods (SSSI), and one area of ancient woodland, Lady Hay Wood. These sites are located North of the site and are detailed in Table 5.

Non-Statutory Designated Sites

3.3 18 non-statutory designated sites are located with 1km of the Site. Of these, one site, Martinshaw wood, is a notified Local Wildlife Site (LWS) and is located 0.8km northwest of the Site. Six potential LWS were located within 1km of the Site and four candidate LWS, including Ratby flood meadow which is partly located on the west of the Site. An additional six historic LWS are located within 1km of the Site boundary and one area of ancient woodland. Sites are detailed within Table 5.

Table 5: Statutory and Non-Statutory Designations within 2km of the Site

Site Name	Designation	Approximate Distance and Relative Direction	Summary Description
Ratby flood meadow	Candidate LWS	On site, in W sector	Species rich mesotrophic grassland in flood meadow and disused railway line with species-rich hedge/woody species.
Glenfield, Grassland between A46 and M1	Historic LWS	Adjacent to site, S edge	No recent survey data and unknown if the site still has value.
Rothley Brook, southern boundary of Mill Lane industrial estate	Potential LWS	0.35km SE	Small stream on southern boundary of Mill Lane industrial estate.
Groby/Glenfield Parish boundary hedge	Potential LWS	0.45km E	Hedgerow.
Semi-improved grassland	Historic LWS	0.45km NE	No recent survey data and unknown if the site still has value.
Ratby, Church Ponds Close open space	Candidate LWS	0.55km SW	Mesotrophic grassland with swamp and scrub.
Rough grassland	Historic LWS	0.5km S	Historically mixed grassland with tussock forming and herbaceous species. However, there is no recent survey data and unknown if the site still has value.

Site Name	Designation	Approximate Distance and Relative Direction	Summary Description
Kirby Brook	Potential LWS	0.7km SE	Small stream adjacent to Kirby Road.
M1/A46 slip road verge	Potential LWS	0.85km S	Mesotrophic grassland.
Groby, Laurel Farm grassland and SW hedge	Potential LWS	0.8km NE	Mesotrophic grassland and hedgerow.
The Brant Inn Oak	Candidate LWS	0.8km NE	Mature oak tree.
Martinshaw Wood	LWS	0.8km NW	Ancient semi-natural woodland with community value.
Martinshaw Wood	Ancient Woodland	0.8km NW	Ancient replanted woodland, divided by M1.
Sacheverell Way verge	Historic LWS	0.95km NE	Historic verge adjacent to Sacheverell Way with grassland and hedgerow/woody species. However, there is no recent survey data and unknown if the site still has value.
Glen Park Avenue mature tree	Candidate LWS	0.9km NE	Mature oak tree.
Kirby Muxloe, Stream at M1 junction 21A	Historic LWS	0.9km S	No recent survey data and unknown if the site still has value.
Kirby Muxloe, Rothley Brook between Ratby Lane and M1	Historic LWS	075km S	No recent survey data and unknown if the site still has value.
Land Rear Of 4 - 28 Markfield Road Ratby, Mature Poplar	Potential LWS	1km W	Mature poplar tree.
Groby Pool and Woods	SSSI, Ancient woodland	1.6km N	Large expanse of open water, wet and dry grassland, marsh, reed swamp and alder ancient and semi-natural woodland.
Lady Hay Wood	Ancient Woodland	1.8km NW	Ancient and semi-natural woodland.
Sheet Hedges Wood	SSSI, Ancient woodland	1.9km N	Ash and alder ancient and semi-natural woodland developed on clay soil.

Protected/Notable Species

3.4 A number of notable species records from the previous 20 years were returned from Leicestershire & Rutland environmental records centre (LRERC). A summary of the records of

relevance to the study is provided below and the recorded locations of species included are shown at Figure 1b.

Amphibians & Reptiles

3.5 Four great crested newt *Triturus cristatus* records and seven smooth newt *Lissotriton vulgaris* records were returned from within 1km of the Site boundary, the closest great crested newt record being 503m southeast of the site and the closest smooth newt record 505m south of the site. No license returns were identified on MAGIC from within 1km of the Site.

3.6 Four common toad *Bufo bufo* and 13 common frog *Rana temporaria* records were also returned within 1km of the site boundary, the closest common toad was recorded 520m south of the site and the closes common frog was recorded 357m north.

3.7 No reptile records were returned from within 1km of the Site boundary.

Bats

3.8 228 bat records were returned from LRERC within 2km of the Site. These included records of brown long-eared bat *Plectotus auritus*, common pipistrelle *Pipistrellus pipistreullus*, Leisler's bat *Nyctalus leisleri*, *Myotis sp.*, noctule *Nyctalus noctula*, *Nyctalus sp.*, *Pipistreullus sp.* and soprano pipstrelle *Pipistrellus pygmaeus*. Of these records, the largest concentration of different records was 1.2km north-west of the Site and the closest record was a common pipstrelle located 968m north-east of the Site.

Birds

3.9 152 bird records returned included records of species listed in Section 41 of the NERC Act 2006 and/or the Birds of Conservation Concern 4 (BoCC) red or amber lists. 17 of these comprised red listed species and 11 comprised amber listed species.

3.10 Six of the records were recorded on site and include yellow hammer *Emberiza citrinella*, swift *Apus apus*, skylark *Alauda arvensis*, linnet *Linaria cannabina*, lapwing *Vanellus vanellus* and house martin *Delichon urbicum*. Many of the other records are from the urban areas surrounding the site.

Terrestrial Mammals

3.11 10 badger, *Meles meles*, records were returned from within 1km of the Site, the closest located 443m west of the Site, dated 2018.

3.12 84 hedgehog *Erinaceus europaeus* records were returned from within 1km of the Site. Five of which were within the Site boundary along it's northern edge, dated 2022.

3.13 One muntjac deer *Muntiacus reevesi* record was returned 561m west of the Site and three otter *Lutra lutra* records dated 2015 were recorded 459m south of the Site.

Other Notable Species

3.14 68 invertebrate records were returned from within 1km of the Site. The majority of these concentrated to the urban areas north and west of the Site and the closest, a cinnabar *Tyria jacobaeae* located 236m west of the Site.

3.15 Three Jenkin's spire snails *Potamopyrgus antipodarum* were returned, the closest 357m south of Site, dated 2020.

3.16 One white-clawed crayfish *Austropotamobius pallipes* record was returned 779m south of the Site, dated 2014

3.17 92 flowering plant records were returned within 1km of the Site, most of these were concentrated to the north and the south of the Site. The closest record being a greater burdock *Arctium lappa* 44m south of the Site. There were three records of the notable schedule species bluebell *Hyacinthoides non-scripta* 364m north-west of Site dated 2018. There were also four schedule 9 species returned; Variegated Yellow Archangel *Lamiastrum galeobdolon subsp Argentatum* located 463m north-west of Site, Three-cornered Garlic *Allium triquetrum* located 440m northwest of Site, Montbretia *C. x crocosmiiflora* located 791m north of Site and Japanese Knotweed *Fallopia japonica* located 456m south of Site, dated 2018.

Field Survey – Habitats

Overview

3.18 The habitats described below correspond to those mapped on Figure 2.

3.19 The only habitat of principal importance recorded within the red line boundary were the field boundary hedgerows..

Cereal Crop

3.20 The majority of the Site comprised managed arable land maintained as a single field compartment with narrow field margins 0.5-1.0m wide. The field margins were dominated by False oatgrass *Arrhenatherum elatius*, with forbs typical of arable field margins present such as common hogweed *Heracleum sphondylium* and common nettle *Urtica dioica* also present in small numbers.

3.21 This arable field compartment had been left fallow over the 2025 survey period, as seen in Photograph 1. No notable arable weed species were recorded over the surveys.

Photograph 1: Cereal crop field with H2 in the background.

Bramble Scrub

3.22 A small area of bramble *Rubus fruticosus* agg. scrub was located in the northwest corner of the Site.

Hedgerows

3.1 Five hedgerows were identified on Site, comprising one species-rich native hedgerow with trees (H2), three species-rich native hedgerows associated with a bank (H1, H4 & H5) and one native hedgerow (H3). The majority of the hedgerows were located along the north, east and south Site boundaries, with H1 running through the east of the Site. All these hedgerows comprised over 80% native species and as such met the criteria to be classified as habitats of principle importance as classified in S41 of the NERC Act 2005, but did meet the requirements to be classified as important under the Hedgerow Regulations 1997 The species list for the hedgerows is detailed in Appendix A.

Ditch

3.2 A dry ditch runs north to south along the western Site boundary (Photograph 2). The fallow arable land is located on the left bank and is therefore classified as major encroachment. The dismantled railway runs along the right bank and is classified as minor encroachment. There was no watercourse encroachment.

Photograph 2: Dry ditch

Fauna

Badger

3.3 No evidence of badger was recorded during surveys. The boundary hedgerows and bramble scrub offered limited suitable habitats for foraging and sett construction.

Bats

Roosting

3.4 No buildings are present on Site and no trees with roosting potential were identified within the Site.

Foraging/Commuting

3.5 The majority of the cereal crops provided limited suitable foraging habitat for bats. The hedgerows and ditch provide opportunity for foraging and commuting habitat with good connectivity to the surrounding area. The Masterplan demonstrates that the hedgerows and ditch are largely retained and buffered from the proposed development.

Nighttime Bat Walkover Surveys

3.6 During the transect surveys, five species were recorded within the Site boundary: common pipistrelle, soprano pipistrelle, brown long-eared bat, noctule and *Myotis* sp..

14th May 2025 (Figure 3)

3.7 Common pipistrelle was the only species recorded during the May nighttime bat walkover. A single bat was recorded foraging along the ditch from 21:33 and other recordings during the first half of the survey were non-visual.

3.8 Five common pipistrelle were recorded foraging during the walked part of the survey. The majority of these occurring along the ditch on the western boundary, with one recorded along the northern boundary and one on the south.

16th June 2025 (Figure 4)

3.9 Three species were recorded during the June flightpath, common pipistrelle, noctule and *Myotis* sp.A noctule was recorded foraging along the western boundary whilst common pipistrelle and myotis sp. Were foraging along the northern boundary, near the bramble scrub and hedgerow.

3.10 Four bats were recorded during the June walkover. The majority were common pipistrelle foraging along the hedgerows and ditch to the south of the Site. A noctule was recorded foraging with a common pipistrelle along the central hedgerow at 23:08.

16th September 2025 (Figure 5)

3.11 Three species were recorded during the September flightpath, common pipistrelle, soprano pipistrelle and noctule. A noctule was recorded foraging south towards the western ditch and offsite candidate LWS. A common pipistrelle and noctule were recorded foraging northwest along the ditch.

3.12 All five bat species were recorded during the September walkover, with activity focused along the northern, southern and western Site boundaries. The majority were common pipistrelle, with a single *Myotis* sp. and noctule recorded along the northern boundary, a single soprano pipistrelle recorded on the western boundary and a single brown long-eared bat on the southern boundary.

Automated Static Bat Detector Surveys

3.13 Two static SM4BAT+ units were deployed seasonally in the northwest corner (A) and along the central hedgerow (B) (Figure 6).

3.14 Five species were recorded using the Site: brown long-eared bat, common pipistrelle, soprano pipistrelle, noctule and *Myotis* species, as well as an unidentified *Nyctalus* species. A summary of the static detector survey results is provided in Appendix B.

14th May – 19th May 2025

3.15 The static detectors each recorded for a total of 45.25 hours across the May recording period. Four species were recorded at static location A, common pipistrelle, soprano pipistrelle, brown long-eared and *Nyctalus* sp.. The majority of bat activity was identified as common pipistrelle with 274 registrations (96%), followed by *Nyctalus* sp. with 5 registrations (1.76%). The static at position B only recorded common pipistrelle, with 16 registrations in total. The majority of

species were recorded throughout the night, with brown long-eared registrations occurring between 23:00 – 1:00.

11th June – 16th June 2025

3.16 All five species were recorded at static A in June, as well as *Nyctalus* sp.. Recordings were dominated by common pipistrelle, with 918 registrations (93.67%), followed by noctule with 23 recordings (2.35%). Common pipistrelle (7 registrations) and *Nyctalus* sp. (2 registrations) were recorded at static B. All species were recorded consistently throughout the night across the two statics.

10th September – 15th September 2025

3.17 All five species were again recorded at static A in September, as well as *Nyctalus* sp.. Recordings were dominated by common pipistrelle, with 255 registrations (91.40%) at static A and 2 registrations (100%) at static B. *Nyctalus* sp. was the next most frequently recorded species at static A, with 12 registrations (4.10%), followed by soprano pipistrelle with 5 registrations (1.79%).

Breeding Birds

3.18 A total of 27 species were recorded during the four BBS visits (full list in Appendix C). Of these, 13 are considered notable due to their conservation status (Red List, Amber List and/or Section 41 of the NERC Act)

3.19 Two species were confirmed breeding within the Site: blue tit *Cyanistes caeruleus* and great tit *Parus major*, both recorded with recently fledged young. A further 21 species were considered probable or possible breeders, based on repeated territorial behaviour or association with suitable nesting habitat. The remaining five species were either recorded only as overflying the Site, or in unsuitable nesting habitat.

3.20 Most bird activity was concentrated along the mature hedgerow boundaries and the single internal hedgerow extending from the north-east towards the centre of the site. These habitats supported a mix of common passerines such as robin *Erithacus rubecula*, dunnock *Prunella modularis*, blackcap *Sylvia atricapilla*, chiffchaff *Phylloscopus collybita*, wren *Troglodytes troglodytes*, greenfinch *Chloris chloris*, and goldfinch *Carduelis carduelis*, as well as corvids including magpie *Pica pica*, jackdaw *Coloeus monedula*, and carrion crow *Corvus corone*.

3.21 The arable field interior supported two singing skylark *Alauda arvensis* territories, indicating probable breeding.

3.22 The combination of arable habitat and mature boundary vegetation provided limited nesting opportunities for specialist farmland birds such as yellowhammer *Emberiza citronella*, and whitethroat *Curruca communis*, and also supported foraging by species such as woodpigeon *Columba palumbus*, and kestrel *Falco tinnunculus*.

3.23 Starling *Sturnus vulgaris* was recorded foraging across the Site but was considered a non-breeder due to a lack of suitable nest sites. Additionally, house sparrow *Passer domesticus* and swift *Apus apus* were both considered non-breeders on-Site on the basis that they were more likely breeding in nearby residential areas, where they were respectively observed foraging along boundary hedgerows to the north, and aerially. Herring gull *Larus argentatus* was only recorded as overflying the Site.

3.24 Table 6 summarises the breeding and conservation status of notable species recorded during the surveys. LROS annual bird report 2020 was used to infer the county statuses of the notable species. Figure 7 shows the approximate spatial distribution of notable species across the habitats present within the Site.

Table 6: Notable Bird Species Recorded in 2025 and their Recent Status in Leicestershire.

Species: Common Name	Legal/ Conservation Status	Breeding Status	Recent Status in Leicestershire
Swift *Apus apus*	Red list	Non-breeder	Common migrant breeder.
Woodpigeon *Columba palumbus*	Amber List	Possible	Abundant resident breeder and winter visitor.
Kestrel *Falco tinnunculus*	Amber list	Possible	Fairly common resident breeder.
Herring gull *Larus argentatus*	Red list	Non-breeder	Common winter visitor, uncommon in summer, recent colonist.
Skylark *Alauda arvensis*	Red List NERC S.41	Probable	Common resident breeder, autumn migrant and winter visitor.
Whitethroat *Curruca communis*	Amber list	Possible	Common migrant breeder.
Wren *Troglodytes troglodytes*	Amber List	Probable	Abundant resident breeder.
Starling *Sturnus vulgaris*	Red List NERC S.41	Non-breeder	Abundant resident breeder, passage migrant and winter visitor.
Song thrush *Turdus philomelos*	Amber List NERC S.41	Possible	Common resident breeder, recent decline, winter visitor.
House sparrow *Passer domesticus*	Red List NERC S.41	Non-breeder	Common resident breeder, recent decline.
Dunnock *Prunella modularis*	Amber List NERC S.41	Probable	Abundant resident breeder, passage migrant.
Greenfinch *Chloris chloris*	Red list	Possible	Common resident breeder, passage migrant and winter visitor.
Yellowhammer *Emberiza citrinella*	Red List NERC S.41	Probable	Common resident breeder, recent decline.

Breeding Bird Assemblage Value

3.25 The breeding bird assemblage recorded at Groby is typical of a small arable compartment bordered by mature hedgerows, with most activity concentrated along the well-established

boundary vegetation and a single internal hedgerow extending from the north-east towards the centre of the site.

3.26 Breeding territories of two species, blue tit and great tit, were confirmed within the Site during surveys for breeding birds in 2025 and a further 21 species were probably or possibly on breeding territories within the survey area, resulting in a breeding bird assemblage of 23 species.

3.27 The breeding assemblage of 23 species recorded during field surveys included the following nine notable species:

- Red-listed & NERC S41: skylark, yellowhammer
- Red-listed only: Greenfinch
- Amber-listed & NERC S41: Song thrush, dunnock
- Amber-listed only: whitethroat, wren, woodpigeon, kestrel

3.28 Most of these species were associated with the boundary hedgerows and scrub habitats.

3.29 The arable field interior supported two singing male skylarks during each survey, indicating probable breeding. Skylarks require extensive open fields with low vegetation and minimal disturbance; as such, any change in management or land use that reduces open field area would likely result in the loss of these territories.

3.30 Most other notable species as well as common generalist species such as robin, blackbird, chiffchaff and blue tit are closely associated with hedgerow and scrub habitats. These species are generally adaptable to modified landscapes provided that structural vegetation is retained or enhanced.

3.31 The assemblage recorded is reliant on the site's hedgerow network for nesting and foraging, with the arable interior providing habitat only for skylark and occasional foraging by open-habitat species such as kestrel, starling and woodpigeon.

3.32 The assemblage is of local value, supporting a limited number of farmland specialists alongside a range of generalist and garden-associated species.

Individual Species

3.33 In addition to evaluating a site based on its populations of breeding birds in relation to legal status, rarity and conservation value, consideration should be given to the value of the site for the population of individual species that it supports. This can be done by comparing the population present on site with the national and county breeding population for that species.

3.34 No species was present within the survey area in numbers of national significance (i.e., 1% of the national population) when compared to national population estimates as given in Woodward et, al. (2020).

3.35 No species recorded in the survey area were recorded in a figure approaching 1% of the county breeding population estimates in Leicestershire.

Great Crested Newt (GCN)

3.36 No ponds were present within the Site boundary.

3.37 The majority of the onsite habitats comprise cereal crops that does not provide suitable terrestrial habitat for GCN. The scrub along the northern boundary provides some limited suitable commuting habitat for the species. The ditch running along the western boundary would offer some limited potential for use by amphibians but it was dry over the 2025 survey period. Consequently, it was not considered to provide suitable breeding habitat for GCN.

3.38 A single pond was identified within 500m of the Site and is illustrated in Figure 8. The pond is located 167m northwest of the Site and is potentially connected to the Site by the ditch, which runs adjacent to the pond and on to the Site.

3.39 The pond tested negative for the presence of GCN eDNA.

Reptiles

3.40 The habitats on Site do not have a tussock structure suitable to support common species of reptiles. Therefore, it is unlikely to support a viable reptile population.

Other Notable Species

3.41 The Site is considered to have the limited potential to support hedgehog in the scrub and hedgerow understory. Numbers are likely to be very low due to the predominance of cereal crops and if present, are unlikely to represent a viable population.

3.42 Otter and white clawed crayfish records were returned during the desk study. There is limited onsite habitats to support these species and no evidence of either species was identified during the onsite surveys. Therefore, the Site is unlikely to riparian species.

4.0 DISCUSSION AND RECOMMENDATIONS

Designated Sites

4.1 Ratby flood meadow candidate Local Wildlife Site is partially located along the western part of the Site. The area is designated due to the mesotrophic grassland in the flood meadow and species-rich area adjacent to and along the disused railway line, which are located outside of the Site boundary. Although the proposed development would result in a partial loss of candidate LWS habitat, the more ecologically valued habitat to the west of the candidate LWS would remain. The onsite area comprises cereal crop, which has low ecological value, and a dry ditch which is to be retained. Some indirect impacts to the remaining candidate LWS are possible during construction and a Construction Environmental Management Plan (CEMP) is recommended to minimise the impacts of the development and best working practices outlined within this will protect the habitats of higher value within the candidate LWS that are located off-site.

4.2 Whilst mitigation is recommended, Ratby flood meadow is a candidate LWS and is not recognised by the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (LNRS)[22]. Additionally, it states that key opportunities for agricultural land, such as the onsite area within the candidate LWS, includes grassland restoration, as is proposed on the masterplan.

4.3 A historic LWS, Glenfield, Grassland between A46 and M1, is located adjacent to the southern Site boundary. There is no recent survey data for the area, and it is unknown whether the site still holds value. A retained hedgerow separates the historic LWS from the development area and the (CEMP) recommended above will minimise any negative impacts on the designated site.

4.4 20 other designated sites are located within 2km of the Site, including two sites of special scientific interest, however, all sites were a sufficient distance from the site such that no direct impacts are anticipated as a result of the proposed development.

Habitats

4.5 The degree to which habitats receive consideration within the planning system relies on a number of mechanisms, including:

- Inclusion within a specific policy, for example veteran trees, ancient woodland and linear habitats within the National Planning Policy Framework (NPPF)[23];
- A non-statutory site designation (e.g. LWS);
- Habitats considered as Habitats of Principal Importance for the conservation of biodiversity as listed within Section 41 of the NERC Act 2006;
- Habitats identified as being a Priority Habitat within the Lowland Derbyshire Biodiversity Action Plan and Leicestershire County Council's Action for Nature Strategy.

4.6 All of the cereal crop is to be lost in the proposals. It is of low ecological importance and the loss of this habitat will not result in significant effects to ecology or nature conservation.

4.7 The majority of the bramble scrub and ditch are to be retained within the Masterplan. These are of medium ecological importance, however, as only small sections are to be lost it is unlikely to

[22] Leicestershire, Leicester and Rutland Local Nature Recovery Strategy. July 2025. https://www.leicestershire.gov.uk/sites/default/files/2025-07/LLR-Local-Nature-Recovery-Strategy.pdf
[23] https://www.gov.uk/government/publications/national-planning-policy-framework--2

result in significant effects to ecology or nature conservation. Additionally, the loss of these habitats is compensated for by the creation of other neutral grassland, mixed scrub, ditches and trees in the POS.

4.8 The hedgerows are classified as not important under the Hedgerow Regulations 1997 but are classified as a S41 habitat and, as such, the majority of it has been retained. Small sections are lost to allow for access, but this is considered unlikely to result in significant effects to ecology or nature conservation. Additional hedgerow planting is also recommended on Site to compensate for the loss.

4.9 To avoid damage/disturbance of any retained ecological features during construction it is recommended that an Ecological Protection Zone (EPZ) is established around retained habitats during the construction phase. EPZs can often be achieved through co-ordination with tree protection measures required as good arboricultural practice, including BS5837 Trees in Relation to Construction – Recommendations: 2012 for trees and hedgerows. This requires all retained trees to be protected from damage and soil compaction during works by maintaining protected Root Protection Areas (RPAs). This zone is demarcated with temporary protective fencing determined in accordance with BS 5837 (2012) and signage. It is recommended that details of such measures and their implementation are delivered through a Construction Environmental Management Plan (CEMP) prepared for the Site.

4.10 The proposed greenspace has the potential to create additional habitat types of value to wildlife such as drainage features, other neutral grassland, mixed scrub and urban trees.

4.11 It is recommended that other neutral grassland is created using an EM1 or EM3 grassland mix. This would create a rich flora, providing suitable habitat for a wide range of species, such as invertebrates, which in turn provide prey items for bats and birds, enhancing the ecological value of the land.

4.12 It is further recommended that specifications for new planting and other habitat creation, and the measures to maintain existing habitats, ensure successful establishment of new habitats, and to maintain the value of all ecological features in the long-term should be detailed within a Landscape Ecology Management Plan (LEMP) secured by planning condition.

Fauna

4.13 Principal pieces of legislation protecting wild species are Part 1 of the WCA 1981 (*as amended*) and the Conservation of Habitats and Species Regulations 2017 (*as amended*). Some species, for example badgers, also have their own protective legislation (Protection of Badger Act 1992). The impact that this legislation has on the Planning system is outlined in ODPM 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

4.14 The presence of protected species is a material consideration in any planning decision, it is essential that the presence or otherwise of protected species, and the extent to which they are impacted by proposals is established prior to planning permission being granted. Furthermore, where protected species are present and proposals may result in harm to the species or its habitat, steps should be taken to ensure the long-term protection of the species, such as through attaching appropriate planning conditions.

4.15 In addition to protected species, there are those that are otherwise of conservation merit, such as Species of Principal Importance for the purpose of conserving biodiversity under the NERC Act 2006. These are recognised in the NPPF, which advises that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying a set of principles including:

- 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;
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

4.16 Potential implications for development at the Site are outlined below:

Badger

4.17 Badgers are a widespread species that are protected from harm and cruelty by the Protection of Badgers Act 1992.

4.18 No evidence of use of the Site by badger was identified during site surveys, and the presence of a badger sett has not been identified as a statutory ecological constraint to the development. The habitats within the Site offer limited suitable habitats for foraging and sett construction.

4.19 The arable field and boundary hedgerows provide a limited potential foraging resource for badgers. Given the wide availability of similar habitat in the surrounding area for this species and absence of foraging evidence of badger activity within the study area, the Site is considered to provide a low value foraging habitat for badgers, if present locally.

4.20 Given the location of the Site, it is recommended that construction best practice measures are detailed within the CEMP, and include:

- A pre-commencement badger survey;
- Directing any security lighting away from the retained treelines and woodland;
- Covering any trenches at the end of each working day, or including a means of escape for badgers (and other mammals); and
- Capping of temporarily exposed pipe systems out of work hours.

4.21 The provision of a species-rich grassland and mixed scrub planting within the green infrastructure will provide benefits for badger in terms of a more diverse foraging resource.

Bats

4.22 All UK species of bats and their roosts are listed on the Conservation of Habitats and Species Regulations 2017 (*as amended*), making it illegal to deliberately disturb any such animal or damage/destroy a breeding site or roosting place of any such animal. Bats are also afforded full legal protection under Schedule 5 of the Wildlife and Countryside Act 1981 (*as amended*). Under this legislation it is illegal to recklessly or intentionally kill, injure or take a species of bat or recklessly or intentionally damage or obstruct access to or destroy any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection.

Some bat species, including soprano pipistrelle, noctule and brown long-eared bat are also Species of Principal Importance under the NERC Act.

Roost Sites

4.23 There were no onsite building and the trees were identified as negligible for bat roosting potential.

Foraging/Commuting

4.24 Survey data indicates the Site supports an assemblage of foraging and commuting bats, with activity recorded by transect and the statics detector surveys dominated by common pipistrelle, a wide-spread and abundant species. Brown long-eared bat, soprano pipistrelle, noctule, *Myotis* species and *Nyctalus* species were also frequently recorded.

4.25 The majority of bats were recorded in the northwest corner during the static detector surveys, with species also recorded foraging around the hedgerows. The bramble scrub in the northwest corner and the majority of the hedgerows are to be retained within the proposals.

4.26 Of the above, *Pipistrellus*, *Myotis* and noctule/*Nyctalus* sp readily forage within and/or commute over urban areas, therefore are relatively insensitive to urban development when this includes the provision of gardens open greenspace. The levels of activity associated with these species are consistent with their known abundance at a regional and national scale and are not considered to be of a significant accumulation. Furthermore no pattern was noted with regard to the timing of the activity of any bat species that was indicative of the presence of a nearby roost site such as a recurring peak in activity shortly following sunset and/or prior to sunrise.

4.27 The loss of arable habitat of negligible value to commuting/foraging bats and minor hedgerow loss will not result in a significant impact to any bat species/group confirmed present locally. The proposals provide significant qualities of open space and have retained the majority of the boundary features. With the implementation of a low-level lighting scheme along retained habitat features and extensive areas of open space, this design has sought to minimise the potential effects on the local bat population.

4.28 Within the open space the provision of species rich grassland, mixed scrub and SuDS pond within the Sites green infrastructure will increase the overall habitat diversity across the Site, strengthen habitat connectivity and help maintain the favourable status of such populations locally.

4.29 Overall, with the implementation of the proposed soft landscaping, residual effects on foraging and commuting bats are anticipated to be negligible, and the provision of bat boxes across the site will deliver a local enhancement in terms of available roost sites.

Breeding Birds

4.30 The proposed development will result in the loss of all arable land within the site, and it is anticipated that a minor loss of hedgerow to facilitate access will occur. However, the majority of mature boundary features, including hedgerows, scattered trees and scrub, are to be retained, providing continuity of breeding and foraging habitat for the majority of species recorded.

4.31 The recommendations below have been provided with the aim of informing development proposals on how to best maintain the conservation status of the bird assemblage present.

Impact Assessment for Birds

4.32 Potential impacts to the breeding bird assemblage may arise from:

- Direct habitat loss or alteration, including fragmentation of suitable habitat; and/or
- Disturbance during construction and the operational phases of the development.

Habitat Loss

4.33 The site supports a modest breeding bird assemblage comprising mostly widespread and generalist species associated with boundary habitats.

4.34 Development of arable habitat present on Site will likely lead to a total loss of Skylark as a probable breeding species on Site, since this species requires expansive open fields with long lines of sight which would not be present post-development. Although the skylark population is not known within the surrounding landscape it is considered likely that sufficient habitat exists adjacent to and beyond and the displacement of the species from Site is anticipated to represent a Minor Adverse impact at a Local level.

4.35 Loss of arable habitat is likely to have minimal impact on the nesting potential for the remaining species recorded during the survey. Foraging activity by species such as blackbird, starling and woodpigeon will be displaced but are expected to be accommodated in retained boundary habitats and newly created green space. Overall, the impact of arable loss is considered to be Negligible at the Local level.

Habitat Mitigation

4.36 Enhancements should focus on increasing the quality and connectivity of retained habitats and introducing features that will provide additional nesting and foraging opportunities. Recommended measures include:

4.37 Hedgerow enhancement: Gap-up existing hedgerows with native, fruit-bearing species such as hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, dog rose *Rosa canina*, field maple *Acer campestre* and hazel *Corylus avellana*.

4.38 Wildflower grassland creation: Establish species-rich margins along retained hedgerows to benefit seed-eating species such as finches, and to increase invertebrate abundance for insectivorous birds.

4.39 Tree and scrub planting: Include scattered trees and small scrub blocks to provide additional nesting and sheltering habitat, favouring native species of local provenance.

4.40 With the retention and enhancement of boundary features, together with targeted habitat creation, the site is expected to continue supporting a range of breeding and foraging birds. In the short term, there will be Minor Adverse impacts due to the loss of skylark breeding territory, but in the longer term, the proposed enhancements should provide Minor Beneficial impacts for the majority of the assemblage.

Disturbance Impacts

4.41 Construction operations have the potential to disturb birds using the development area of the Site for roosting, foraging, and breeding. Operations likely to disturb birds include noise and displacement during vegetation clearance, initial ground works and some construction activities. During the breeding season disturbance may lead to nest desertion or the avoidance

of the area and reduce the suitability of retained nesting areas, such as the retained hedgerows or woodland. Whilst there is some potential for breeding success to be reduced, this is expected to have a Minor Adverse impact on the local conservation status of breeding bird assemblage recorded.

Disturbance Mitigation

4.42 To avoid disturbance to breeding birds, ground and vegetation clearance works will be undertaken prior to the bird-breeding season (i.e. avoiding March to August, inclusive). If this is not possible, the area will be checked prior to removal of vegetation or ground works by an experienced ecologist. If active nests are recorded, vegetation will be left untouched and suitably buffered from works until all birds have fledged. Specific advice will be provided prior to undertaking the clearance. This would be a statutory requirement due to the protection of all nesting birds and their nests under the Wildlife and Countryside Act, 1981 (as amended).

Enhancements

4.43 Provision of a variety of nest boxes throughout the Site will mitigate for the removal of suitable nesting habitats and ensure the availability of safe nest sites for a range of urban edge bird species in the long-term.

4.44 In accordance with "British Standard BS42021:2021 – Integral nest boxes – Selection and installation for new developments", specification is provided on the number and type of bird boxes that should be sought within new developments. Under BS42021:2021 all new residential developments should provide new and enhanced opportunities for nesting via the installation of integrated nest boxes with the number of boxes to be at least equal to the number of dwellings. These boxes, although typically designed to target swifts, can and are used by other hollow/cavity nesting species such as house sparrow, tits and starlings.

4.45 The boxes should be installed on suitable aspects, close to open areas with scattered trees and shrubs, at least 5m high with an unobstructed flight path. Swifts, along with house sparrows, are gregarious, and so boxes should be placed in clusters of 3-5.

4.46 Although targeting swifts, the provision of integral nest sites in the form of hollow chambers fitted into the fabric of a building while in construction will also be used by species such as house sparrows, tits and starlings.

4.47 External nest boxes are additional enhancements to the BS42021:2021 guidance and do not contribute towards the one nest box per dwelling requirement. Such enhancements that could be integrated with the on-going management of the site include the erection of a mixture of nest box types within the retained woodland. The following provides details of suggested suitable nest box types:

4.48 A mixture of small hole (26mm and 32mm) boxes placed along the retained woodland to the south of the site will provide nesting opportunities for a range of tit species. These boxes generally have a high uptake rate.

4.49 Small open fronted nest boxes again should be placed throughout the site especially on trees which support a climber such as ivy which provides a degree of concealment. These boxes typically attract robin and blackbird.

4.50 Large nest boxes with large holes (45-50mm) placed on suitable mature trees to provide breeding sites for starling.

4.51 Stock dove boxes will also provide opportunities for both stock dove and jackdaw, located on retained trees, at least 3m from ground level, with clear flight path, or where in closer proximity to urban edge, placed at 5m to encourage use.

4.52 Consideration should subsequently be given to the provision of nest boxes for birds found in build environments, particularly house sparrow terrace nest boxes with 32mm hole placed on buildings, ideally fitted under eaves as this is preferred by house sparrows.

4.53 Species specific nestboxes can potentially attract house martin to nest on aspects closest to open habitats.

GCN

4.54 Great crested newts and their habitats in water and on land are protected under the WCA 1981 (as amended), and by the Conservation of Habitats and Species Regulations 2017 (as amended). These make it an offence to damage, destroy or obstruct any place used by GCN for breeding or shelter, disturb a GCN, or kill, injure or take any GCN. In addition, GCN is listed as a species of principal importance to the conservation of biological diversity under the provisions of the NERC Act 2006.

4.55 There are no ponds present on site, and terrestrial habitats afford only very limited shelter and commuting opportunities for GCN. However, a dry ditch runs along the western boundary.

4.56 A single pond is located within 500m of the Site boundary. The pond tested negative for the presence of GCN eDNA and therefore is unlikely to support GCN. The onsite ditch was dry during the 2025 survey period, therefore given the negative result of GCN in the closest pond it is considered unlikely that this feature or the associated network will provide suitable breeding habitat for GCN.

4.57 The closest great crested newt records returned in the desk study were located 503m southeast of the site, approximately 380m for the ditch network, and no GCN licences were identified from within 1km of the Site boundary.

4.58 As such it is considered very unlikely that the local ditch network supports breeding GCN, that individuals would disperse from these onto the application Site.

4.59 Given the above it is considered that the presence of GCN is not a statutory constraint to development of the Site, but the application of the following working methods is considered appropriate.

<u>Vegetation Clearance and Management</u>

- Ground level vegetation clearance required for the enabling phase should be undertaken between April and September during suitably warm conditions and under supervision by a suitably qualified ecologist (ideally above ground clearance would have already taken place outside of breeding bird season as discussed above).
- Firstly, any logs or timber or other discarded debris that could form refugia will be moved by hand out of the area to be cleared.
- The vegetation will then be cut down to a height of 150mm and left for 2-3 days, to encourage any GCN or other species to disperse from the area.
- Finally, the vegetation will be strimmed to the ground, using hand tools such as strimmers.

- Any tree or hedgerow root balls that require 'grubbing out' must be removed under supervision.
- All arisings from the vegetation clearance will be taken away from the vicinity of the development footprint no later than the day after vegetation clearance.
- The Site must remain in its cleared state to deter GCN and other wildlife from entering.
- If any clearance is required during the hibernation period, this must be done under ecological supervision and avoiding any areas with hibernation potential.
- There is scope for scrub to be created within areas of green space within the Site, and for any attenuation area to be managed to provide commuting habitat for GCN.
- Log piles could also be installed within areas of green space to provide resting, and sheltering opportunities for GCN and other species.

4.60 In the event any GCN are found during the site clearance exercise all should be stopped immediately and a license from Natural England would be required for completion of the works.

4.61 Subject to these measures, the development will not have a significant impact on GCN and other amphibians.

Reptiles

4.62 All British reptiles and common and widespread amphibians are protected from killing and injury under the Wildlife and Countryside Act 1981 (*as amended*) and are listed as Species of Principal Importance for the conservation of biodiversity under Section 41 of the NERC Act, indicating that public bodies, such as the Local Planning Authority, have a duty to have regard to the conservation of these species.

4.63 No reptile records were returned during the desk study and the site offered limited suitable habitat. Given this and the enhancement proposed in the green infrastructure it is likely that development will provide positive enhancements for reptiles.

4.64 The precautionary working methods for GCN are deemed sufficient and subject to these measures, the development will not have a significant impact on reptiles, rather the proposed green infrastructure could provide benefits to the local population.

Terrestrial Mammals

4.65 Whilst hedgehogs are not currently a protected species, their populations have declined significantly in recent years, and they are considered a priority for conservation.

4.66 As hedgehogs hibernate within piles of dead vegetation and debris, removal of such material across the Site should be conducted outside of November to February inclusive. It is also recommended that during the construction phase materials should not be stored near areas of retained habitat or otherwise should be hand searched prior to removal.

4.67 The best practice measures to be followed throughout construction for badger (and detailed within an CEMP) will also ensure no harm to hedgehogs occurs.

4.68 In addition, it is recommended that all on plot fencing contains hedgehog holes (13 x 13cm holes in closed board fencing) to enable hedgehog to move through gardens to ensure the Site remains permeable to hedgehog.

4.69 Hedgehog hibernation boxes could also be included within area of greenspace, particularly sheltered areas close to hedgerows or within the scrub.

4.70 Subject to these measures, the development will not have a significant impact on hedgehog.

5.0 CONCLUSION

5.1 A candidate LWS is located within the Site and a historic LWS adjacent to it. Additional statutory and non-statutory designated sites are located with 2km of the Site boundary. With the implementation of measures outlined within paragraphs 4.1 – 4.3, the proposed development of the Site is not expected to impact the conservation value of any designated site.

5.2 From the completed surveys the habitats forming the main area of the Site are of low ecological importance comprising cereal crops. The hedgerows and ditch provide some ecological value and the majority of which are to be retained in the proposals. The provision of species rich grassland, mixed scrub, a SuDS pond and urban trees will increase the overall ecological diversity locally.

5.3 No bat roosts have been identified on Site, but the presence of foraging / commuting bats has been recorded. Activity comprised common and/ or widespread species foraging along the ditches and hedgerows. Given the retention of the majority of the hedgerows and ditch, no significant impacts to bats are anticipated.

5.4 A dry ditch is located along the western boundary. Given the dry nature of the ditch and the negative eDNA result for pond P1, and no GCN records returned from within 250m of the ditch network, it is unlikely that the ditch supports a breeding population of GCN. It is however recommended that precautionary working methods in paragraph 4.59 are implemented and it has been concluded that GCN are not a statutory ecological constraint to the development.

5.5 The completed breeding bird survey identified a modest assemblage of breeding birds present within the Site. Although development of the Site will result in the loss of skylarks, only two territories were recorded, and the loss of these territories is unlikely to result in significant effects to the species at a population level. Through the implementation of the mitigation outlined at paragraphs 4.36 – 4.53 it is not expected that the proposals will result in significant effects to the local breeding bird assemblage and overall the proposals are likely to result in beneficial effects to the local breeding bird assemblage.

5.6 Given the habitat present within the Site, the presence of badger and reptiles do not pose statutory ecological constraints to the development, and appropriate precautionary measures have been recommended to ensure legal compliance.

5.7 In conclusion, it is considered that the development of the Site will comply with all relevant national and local planning policy, and overall the development will deliver net gains to biodiversity.

APPENDIX A: BOTANICAL SPECIES LIST

Common Name	Latin Name
H1	
Blackthorn	*Prunus spinosa*
Common hawthorn	*Crataegus monogyna*
Dog rose	*Rosa canina*
Willow sp.	*Salix sp.*
Apple sp.	*Malus sp.*
English oak	*Quercus robur*
Field maple	*Acer campestre*
H2	
Common hawthorn	*Crataegus monogyna*
Crack willow	*Salix Fragilis*
Willow sp.	*Salix sp.*
Dog rose	*Rosa canina*
Blackthorn	*Prunus spinosa*
Hazel	*Corylus avellana*
Guelder rose	*Viburnum opulus*
Alder	*Alnus glutinosa*
Grey willow	*Salix cinerea*
Ash	*Fraxinus excelsior*
English oak	*Quercus robur*
H3	
Common hawthorn	*Crataegus monogyna*
Dog rose	*Rosa canina*
Elder	*Sambucus nigra*
Ash	*Fraxinus excelsior*
English oak	*Quercus robur*
H4	
Blackthorn	*Prunus spinosa*
Field maple	*Acer campestre*
Apple sp.	*Malus sp.*
Larch	*Larix decidua*
Wild cherry	*Prunus avium*
Bird cherry	*Prunus padus*
Hedgerow Understory	
Dock sp.	*Rumex sp.*
Common nettle	*Urtica dioica*
Lady fern	*Athyrium filix-femina*
Red campion	*Silene dioica*
Bramble	*Runus fruticosus agg.*
Wood avens	*Geum urbanum*
Cleavers	*Galium aparine*
Great willowherb	*Epilobium hirsutum*
Hedge woundwort	*Stachys sylvatica*
Creeping buttercup	*Ranunculus repens*
Common ragwort	*Senecio jacobaea*
Field horsetail	*Equisetum arvense*

Cow parsley	*Anthriscus sylvestris*
Garlic mustard	*Alliaria petiolata*
Hedge bind weed	*Calystegia sepium*
Yellow iris	*Iris pseudacorus*
Common figwort	*Scrophularia nodosa*
Brooklime	*Veronica beccabunga*
Meadowsweet	*Filipendula ulmaria*
Pendulous sedge	*Carex pendula*
Wild angelica	*Angelica archangelica*
Common hogweed	*Heracleum sphondylium*
Ivy	*Hedera helix*
Herb Robert	*Geranium robertianium*
Lords and ladies	*Arum maculatum*
Creeping thistle	*Cirsium arvese*
Black byrony	*Dioscorea communis*
Wood forget-me-not	*Myosotis sylvatica*

APPENDIX B: STATIC BAT DETECTOR RESULTS

Dates	Unit Number and Location	Survey Hours	Total Registrations	Total Av. Registrations per hour	Common Pipistrelle		Soprano Pipistrelle		Brown Long-eared		*Myotis* species		Noctule		*Nyctalus* species	
					Period Total	Peak Count	Period Total	Peak Count	Period Total	Peak Count	Period Total	Peak Count	Period Total	Peak Count	Period Total	Peak Count
14.05.25-19.05.25	U27 (A)	45.25	16	0.352	274	82	3	1	2	1	0	0	0	0	5	2
	U26 (B)	45.25	284	6.256	16	12	0	0	0	0	0	0	0	0	0	0
11.06.25-16.06.25	U12 (A)	41	980	23.976	918	286	12	5	6	5	3	2	23	7	18	10
	U13 (B)	8.25	9	1.098	7	7	0	0	0	0	0	0	0	0	2	2
10.09.25-15.09.25	U14 (A)	61	279	4.567	255	240	5	5	2	2	1	1	4	2	12	5
	U15 (B)	61	2	0.033	2	2	0	0	0	0	0	0	0	0	0	0

APPENDIX C – BREEDING BIRD SURVEY RESULTS & EOAC CATEGORISATION OF BREEDING STATUS

Species: Common Name	Species: Latin name	Survey 1 12.5.25	Survey 2 31.5.25	Survey 3 9.6.25	Survey 4 21.6.25	Conservation Status & Protection	Breeding status[24]
Pheasant	*Phasianus colchicus*		1	1	1	Not Listed	Possible H
Swift	*Apus apus*		1			Red List	Non-breeder UH
Woodpigeon	*Columba palumbus*	3 + 2 flyovers	13 + 2 flyovers	7	5 + 2 flyovers	Amber List	Possible H, UH, F
Kestrel	*Falco tinnunculus*	1			1	Amber List	Possible H, F
Herring Gull	*Larus argentatus*				1	Red List	Non-breeder UH
Magpie	*Pica pica*	5 + 1 flyover	10	5 flyovers	5 + 1 flyover	Green List	Non-breeder UH, F
Jackdaw	*Coloeus monedula*		1			Green List	Possible H
Carrion Crow	*Corvus corone*	1flyover		3 flyovers	1	Green List	Possible H, F
Blue Tit	*Cyanistes caeruleus*	2	4	8	3	Green List	Probable T, A, H
Great Tit	*Parus major*	3	3	2	4	Green List	Confirmed T, S, H, FL
Skylark	*Alauda arvensis*	2	2	2	2	Red List NERC S.41	Possible S, H
Long-tailed Tit	*Aegithalos caudatus*		6		6	Green List	Possible H
Chiffchaff	*Phylloscopus collybita*	2	2	2	1	Green List	Possible S, H
Blackcap	*Sylvia atricapilla*	3	1	1	1	Green List	Probable A, S, H
Garden Warbler	*Sylvia borin*		1			Green List	Possible S, H
Whitethroat	*Curruca communis*		1	1	1	Amber List	Probable T, A, S, H
Wren	*Trogolodytes trogolodytes*	3	5	2	3	Amber List	Possible S, H
Starling	*Sturnus vulgaris*	28 + 7 flyover	6 + 1 flyover	11	4 flyovers	Red List NERC S.41	Non-breeder UH, F
Song Thrush	*Turdus philomelos*		2	1	1	Amber List NERC S.41	Possible S, H

[24]European Ornithological Atlas Committee, 1979. *Categories of Breeding Bird Evidence*. European Ornithological Atlas Committee.

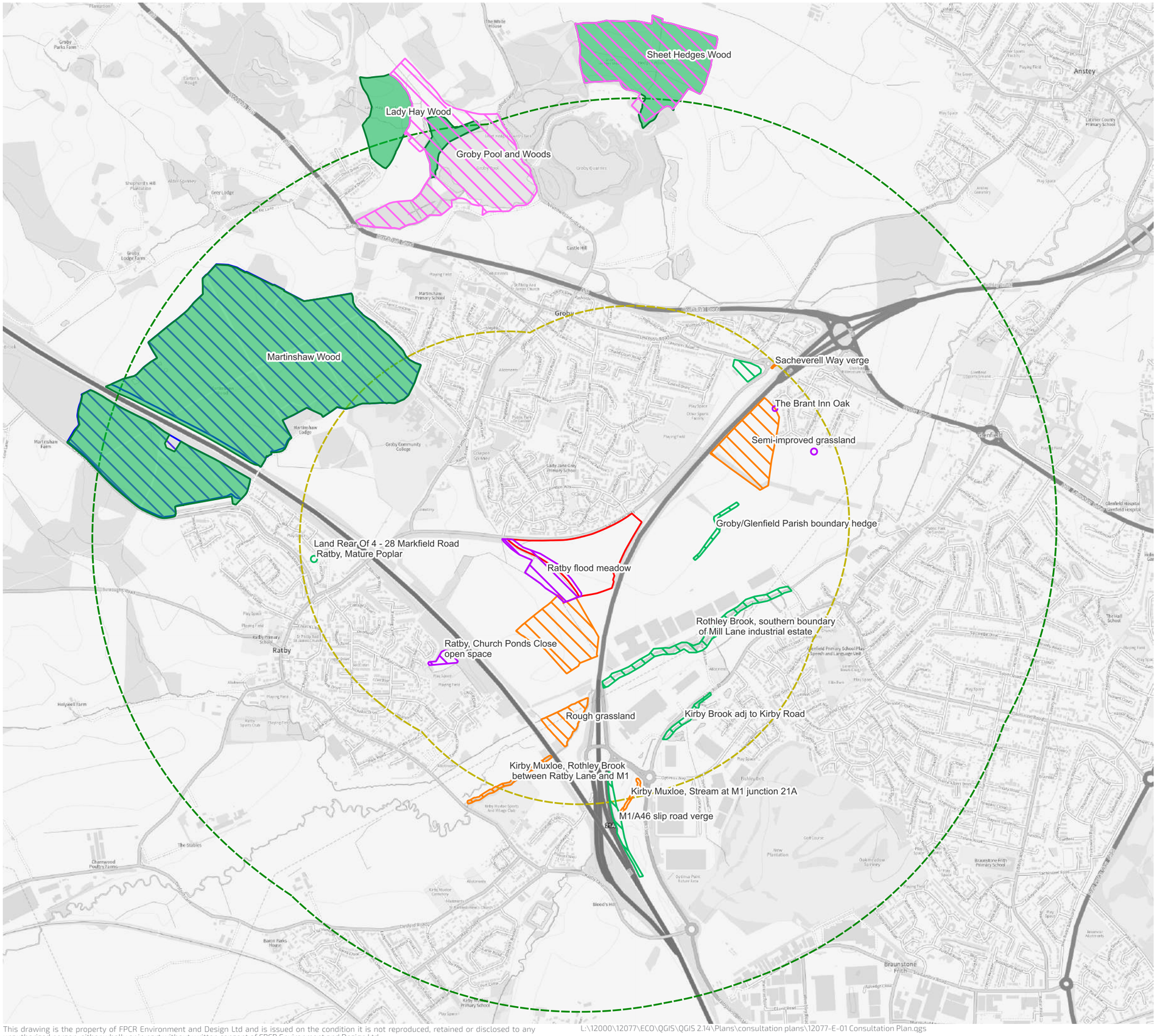
Species: Common Name	Species: Latin name	Survey 1 12.5.25	Survey 2 31.5.25	Survey 3 9.6.25	Survey 4 21.6.25	Conservation Status & Protection	Breeding status[24]
Blackbird	*Turdus merula*	2	6	3	2	Green List	P, S, H
Robin	*Erithacus rubecula*	6	3	3	4	Green List	S, H
House Sparrow	*Passer domesticus*	Foraging colonies present	Foraging colonies present	Foraging colonies present		Red List NERC S.41	Non-breeder UH
Dunnock	*Prunella modularis*	3	1	2	2	Amber List NERC S.41	Probable T, S, H
Chaffinch	*Fringilla coelebs*			1	2	Green List	Possible H
Greenfinch	*Chloris chloris*	1	3	1	2	Red List	Possible S, H
Goldfinch	*Carduelis carduelis*	3	2 + 1 flyover	3	7	Green List	Possible S, H, UH, F
Yellowhammer	*Emberiza citrinella*		1	1	1	Red List NERC S.41	Possible S, H
Total No. Species		**17**	**23**	**20**	**24**		

Breeding Status evidence can be broken down into four sections, each with their own codes, as defined by the European Ornithological Atlas Committee:
Confirmed breeder
DD – distraction display or injury feigning
UN – used nest or eggshells found from this season
FL – recently fledged young or downy young
ON – adults entering or leaving nest-site in circumstances indicating occupied nest
FF – adult carrying faecal sac or food for young
NE – nest containing eggs
NY – nest with young seen or heard

Probable breeder - Evidence accumulated during the survey indicates that the bird species is breeding on site.
P – pair in suitable nesting habitat
T – permanent territory (defended over at least 2 survey occasions)
D – courtship and display
N – visiting probable nest site
A – agitated behaviour
I – brood patch of incubating bird (from bird in hand)
B – nest building or excavating nest-hole

Possible breeder - Evidence accumulated during the survey indicates that the bird species could be breeding on site, but the evidence is less conclusive than that obtained for probable breeders.
H – observed in suitable nesting habitat
S – singing male

Non-breeder
F – flying over
M – migrant
U – summering non-breeder
UH – observed in unsuitable nesting habitat



N

0 0.5 1 km

Key

- Site Boundary
- 1km Buffer
- 2km Buffer
- Notified Local Wildlife Site (LWS)
- Candidate Local Wildlife Site (cLWS)
- Potential Local Wildlife Site (pLWS)
- Historic Sites
- Sites of Special Scientific Interest (SSSI)
- Ancient woodland

date: 12/09/25

drwn/chkd: EAS / KG

client: **Bloor Homes**

project: **Land South of Sacheverell Way, Groby**

title: **Consultation Plan - Designated Sites**

scale: 1:18,000 @ A3

number: **FIGURE 1a**

rev: **-**

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N

0 0.5 1 km

Key

Site Boundary | 1km Buffer | 2km Buffer

Amphibians
- Common Frog
- Common Toad
- Great Crested Newt
- Smooth Newt

Bats
- Brown Long-eared Bat
- Common Pipistrelle
- Leisler's Bat
- Myotis Bat species
- Noctule
- Nyctalus Bat species
- Pipistrelle Bat species
- Soprano Pipistrelle
- Unidentified Bat Species

Birds
- Brambling
- Bullfinch
- Cuckoo
- Curlew
- Dunnock
- Fieldfare
- Firecrest
- Green Sandpiper
- Greenshank
- Grey Partridge
- Greylag Goose
- Hawfinch
- Herring Gull
- Hobby
- House Martin
- House Sparrow
- Kingfisher
- Lapwing
- Lesser Redpoll
- Linnet
- Little Ringed Plover
- Marsh Harrier
- Osprey
- Peregrine
- Red Kite
- Redwing
- Reed Bunting
- Ring-necked Parakeet
- Skylark
- Song Thrush
- Spoonbill
- Starling
- Swallow
- Swift
- Tree Pipit
- Willow Tit
- Yellow Wagtail
- Yellowhammer

Crustacean
- White-clawed Crayfish

Flowering Plants
- Bee Orchid
- Blinks
- Bluebell
- Brookweed
- Buck's-horn Plantain
- Caper Spurge
- Cherry Laurel
- Chicory
- Columbine
- Common Bistort
- Common Valerian
- Corn Marigold
- Corncockle
- Dark-leaved Hawkweed
- Dwarf Spurge
- Fennel
- Field Pepperwort
- Grape-hyacinth
- Greater Burdock
- Greater Celandine
- Hound's-tongue
- Japanese Knotweed
- Keeled-fruited Cornsalad
- Lesser Hawkbit
- Lesser Water-plantain
- Marsh Ragwort
- Montbretia
- Narrow-leaved Everlasting-pea
- Nuttall's Waterweed
- Pale Sedge
- Portugal Laurel
- Quaking-grass
- Ragged-Robin
- Rye Brome
- Scarlet Pimpernel
- Slender Trefoil
- Small-leaved Lime
- Spear Mint
- Spotted Medick
- Three-cornered Garlic
- Variegated Yellow Archangel
- Wall Cotoneaster
- White Stonecrop
- Wild Strawberry

Invertebrates
- August Thorn
- Beaded Chestnut
- Blood-vein
- Brindled Beauty
- Broom Moth
- Buff Ermine
- Centre-barred Sallow
- Cinnabar
- Dark-barred Twin-spot Carpet
- Deep-brown Dart
- Dot Moth
- Dusky Thorn
- Garden Dart
- Green-brindled Crescent
- Grey Dagger
- Harlequin Ladybird
- Knot Grass
- Large Nutmeg
- Large Wainscot
- Latticed Heath
- Mottled Rustic
- Mouse Moth
- Oak Hook-tip
- Powdered Quaker
- Rosy Rustic
- Rustic
- Shaded Broad-bar
- Shoulder-striped Wainscot
- Small Phoenix
- Small Square-spot
- Wall
- White Ermine

Mammals
- Badger
- Hedgehog
- Muntjac
- Otter

Mollusc
- Jenkins' Spire Snail

date: 12/09/25

drwn/chkd: EAS / KG

client: **Bloor Homes**

project: **Land South of Sacheverell Way, Groby**

title: **Consultation Plan - Species Records**

scale: 1:17,000 @ A3

number: **FIGURE 1b**

rev: -

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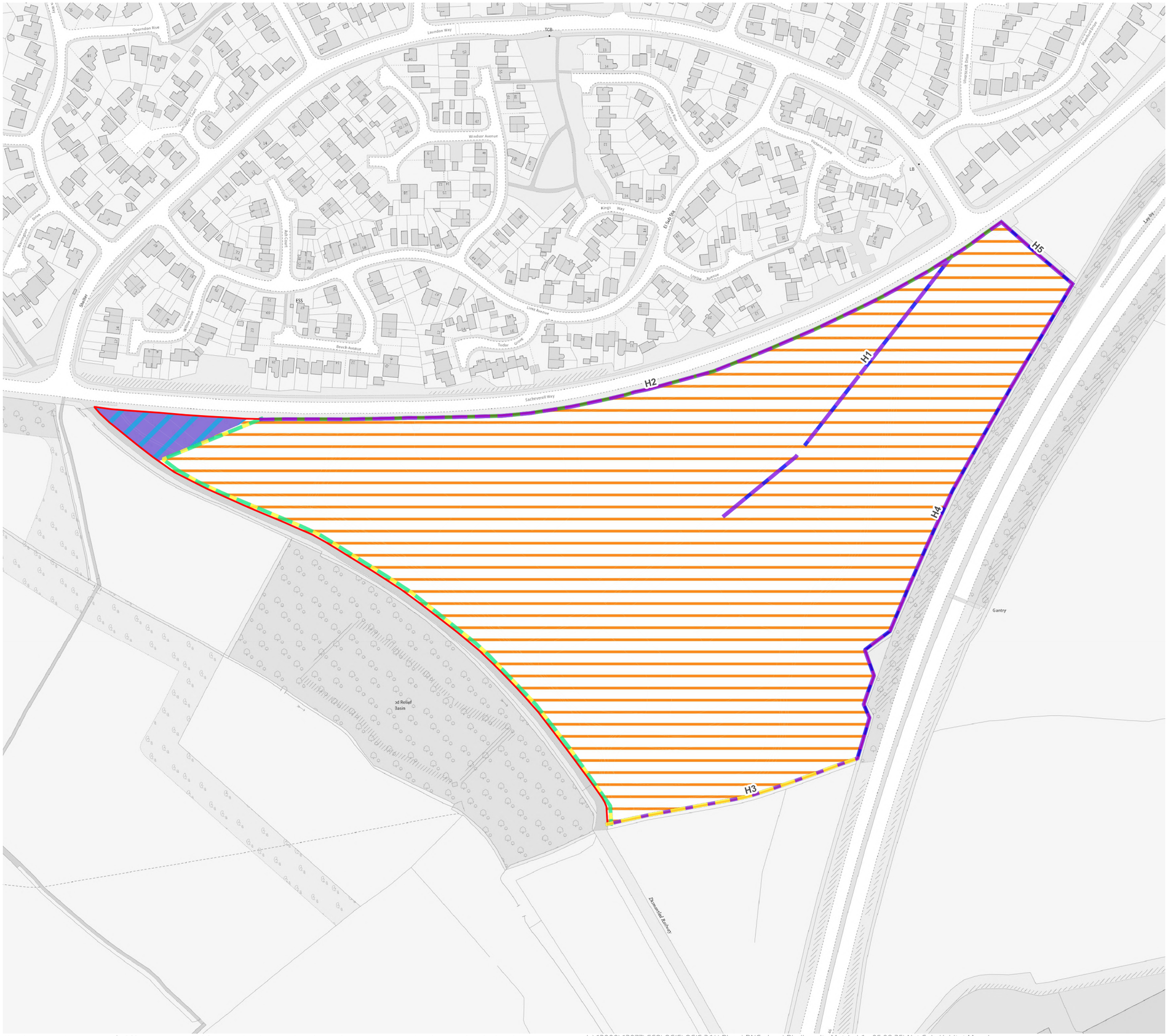

Key

- Site Boundary

Baseline Habitats

- Bramble scrub
- Cereal crops

Baseline Hedgerow

- Native hedgerow
- Species-rich native hedgerow - associated with bank or ditch
- Species-rich native hedgerow with trees

Baseline Watercourse

- Ditches

date: 12/09/25

drwn/chkd: EAS / KG

client: **Bloor Homes**

project: **Land South of Sacheverell Way, Groby**

title: **BASELINE HABITAT PLAN**

scale: 1:2,500 @ A3

number: **FIGURE 2**

rev: **-**

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N

0 50 100 m

Key

- Site Boundary
- Flightpath Location
- Transect Route
- Flight Arrows
- Start Point
- Finish Point

Bat Contacts

- Common Pipistrelle

Flightlines

Ref.	Time	Species	Passes	Behaviour
A	21:18	Common pipistrelle	2	Commuting
A	21:22	Common pipistrelle	2	Commuting
A	21:27	Common pipistrelle	5	Foraging
A1	21:33	Common pipistrelle	16	Foraging

Walkover

Ref.	Time	Species	Passes	Behaviour
1	21:51	Common pipistrelle	4	Foraging
2	21:57	Common pipistrelle	4	Foraging
3	22:03	Common pipistrelle	1	Foraging
4	22:11	Common pipistrelle	5	Foraging
5	22:36	Common pipistrelle	3	Foraging

date
12/09/25

drwn/chkd
CB / KG

client
Bloor Homes

project
Land South of Sacheverell Way, Groby

title
Nighttime Bat Walkover Survey 14.05.25

scale
1:2,200 @ A3

number
FIGURE 3

rev
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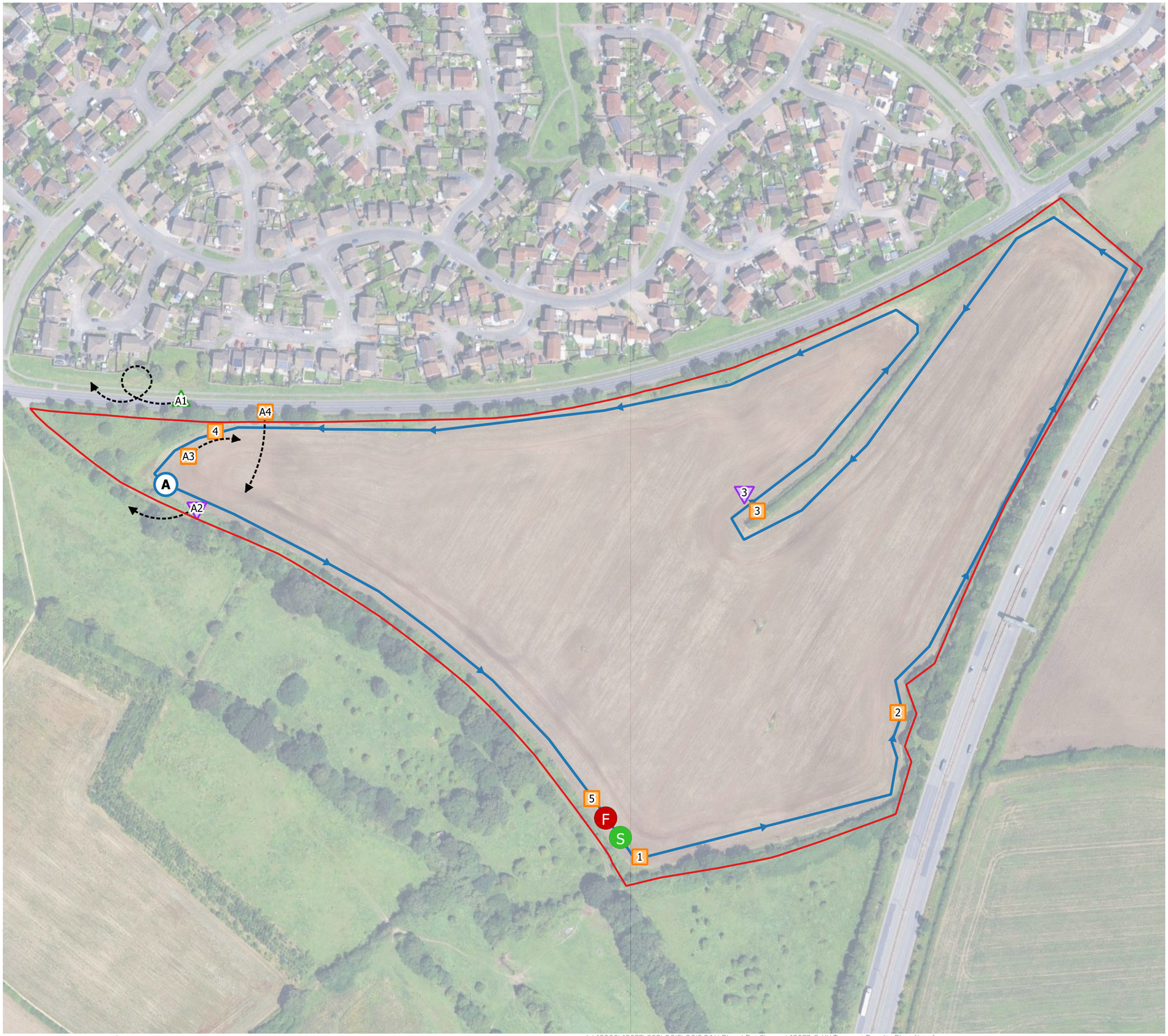

N

0 50 100 m

Key

- Site Boundary
- Transect Route
- Start Point
- Finish Point
- Flightpath Location
- Flight Arrows

Bat Contacts

- Common Pipistrelle
- Myotis Species
- Noctule

Flightlines

Ref.	Time	Species	Passes	Behaviour
A1	21:45	Myotis species	1	Foraging
A2	22:01	Noctule	2	Foraging
A	22:10	Myotis species	1	Foraging
A	22:25	Noctule	1	Foraging
A3	22:26	Common pipistrelle	1	Foraging
A4	22:29	Common pipistrelle	1	Foraging
A4	22:33	Common pipistrelle	2	Foraging

Walkover

Ref	Time	Species	Passes	Behaviour
1	22:43	Common pipistrelle	1	Foraging
2	22:49	Common pipistrelle	1	Foraging
3	23:07	Common pipistrelle	1	Foraging
3	23:08	Noctule	1	Foraging

date
12/09/25

drwn/chkd
CB / KG

client
Bloor Homes

project
Land South of Sacheverell Way, Groby

title
Nighttime bat Walkover Survey 16.06.25

scale
1:2,200 @ A3

number
FIGURE 4

rev
-

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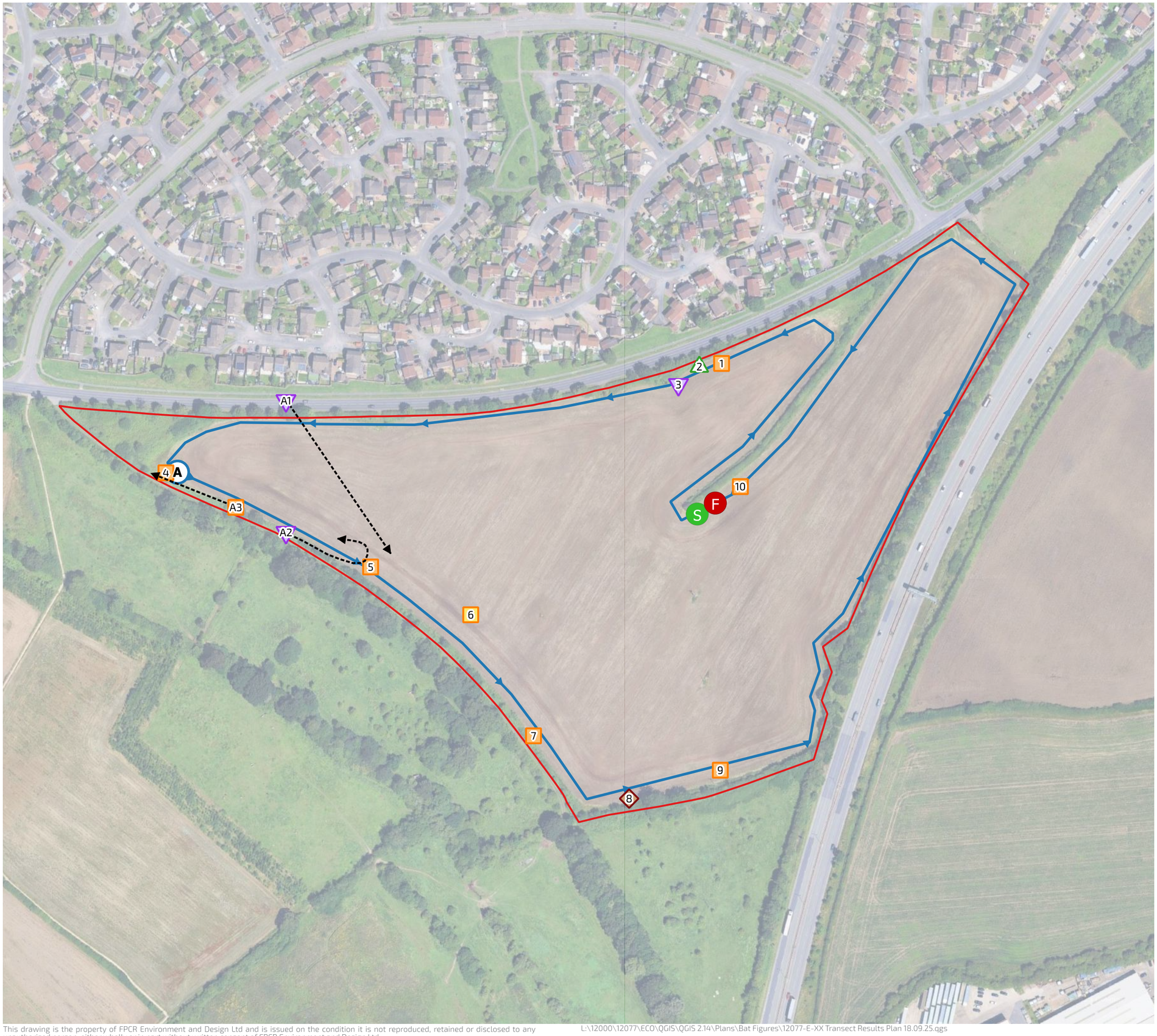

N

0 50 100 m

Site Boundary
Transect Route
Flightline Locations
Start point
Finish point
Flight Arrow

Bat Contacts
Common Pipistrelle
Soprano Pipistrelle
Brown Long-eared
Myotis Species
Noctule

Flightline

Ref.	Time	Species Name	Passes	Behaviour
A1	19:21	Noctule	Multiple	Foraging
A2	19:25	Noctule	Multiple	Foraging
A	19:30	Common Pipistrelle	Multiple	Foraging
A	19:32	Noctule	Multiple	Foraging
A	19:48	Soprano Pipistrelle	1	Commuting
A	19:49	Common Pipistrelle	Multiple	Foraging
A3	19:52	Common Pipistrelle	Multiple	Foraging
A2	19:58	Common Pipistrelle	Multiple	Foraging

Walkover

Ref.	Time	Species Name	Passes	Behaviour
1	20:24	Common Pipistrelle	Multiple	Foraging
2	20:24	Myotis Species	1	Commuting
3	20:24	Noctule	2	Foraging
4	20:36	Common Pipistrelle	Multiple	Foraging
5	20:40	Common Pipistrelle	Multiple	Foraging
6	20:42	Soprano Pipistrelle	1	Commuting
7	20:44	Common Pipistrelle	Multiple	Foraging
8	20:49	Brown long-eared	1	Commuting
9	20:50	Common Pipistrelle	2	Foraging
10	21:14	Common Pipistrelle	1	Commuting

date
02/12/25

drwn/chkd
EH / EAS

client
Bloor Homes

project
Land South of Sacheverall Way
Groby, Leicester

title
TRANSECT RESULTS PLAN
18.09.25

scale
1:2,500 @ A3

number
FIGURE 5

rev
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N

0 50 100 m

Key

Site Boundary

Static Location

date
02/12/25

drwn/chkd
EAS / KG

client
Bloor Homes

project
Land South of Sacheverell Way, Groby

title
Static Location Plan

scale
1:2,200 @ A3

number
FIGURE 6

rev
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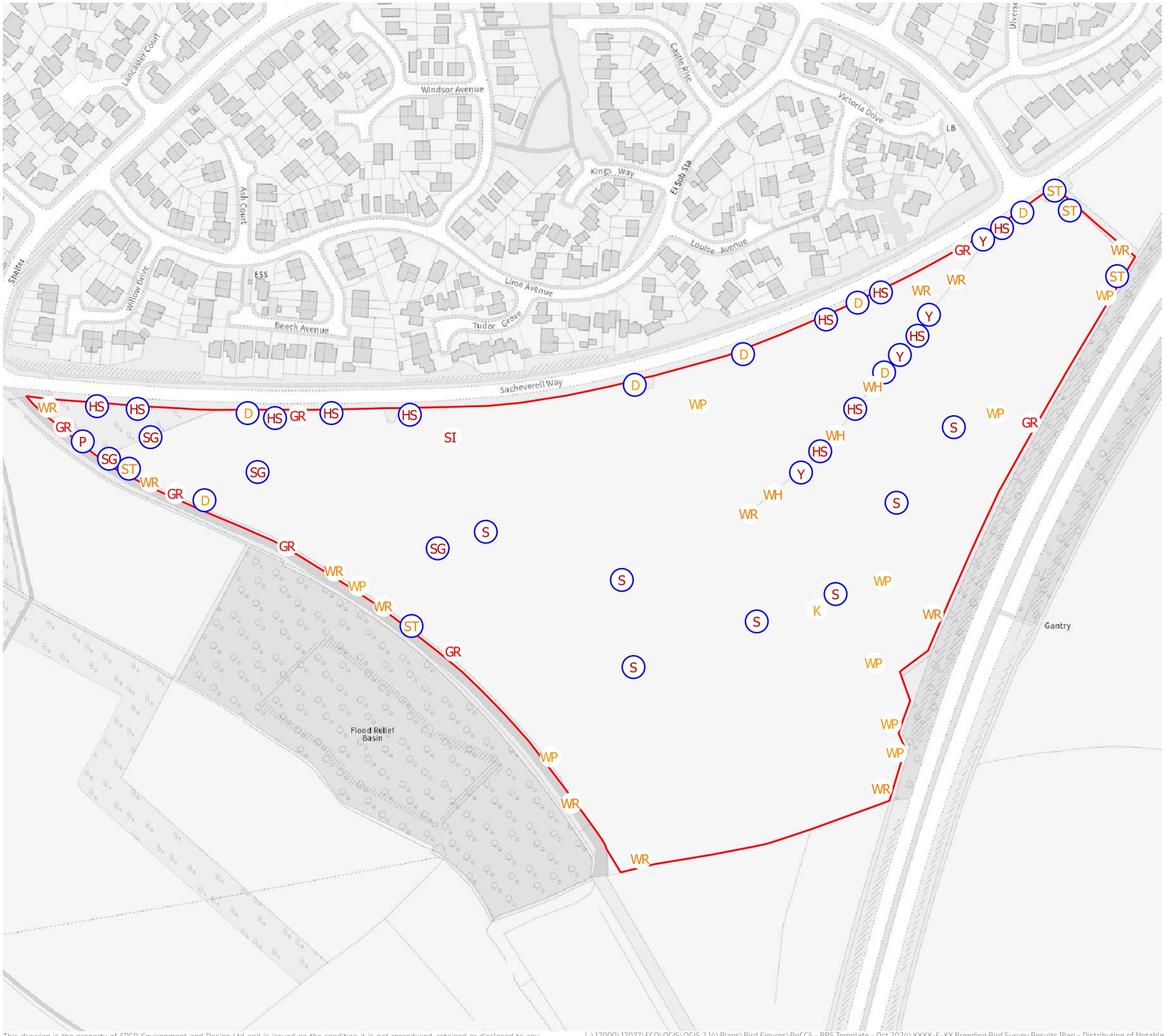

N

0 50 100 m

Key:

BoCC 5 Red List Species:

- P Grey Partridge
- HS House Sparrow
- S Skylark
- SG Starling
- Y Yellowhammer
- GR Greenfinch
- SI Swift

BoCC 5 Amber List Species:

- D Dunnock
- K Kestrel
- WH Whitethroat
- ST Song Thrush
- WP Woodpigeon
- WR Wren

Additional Protections:

- NERC Species of Principal Importance

date 02/12/25

drwn/chkd LHG / KG

client
Bloor Homes

project
Land South of Sacheverell Way, Groby

title
BREEDING BIRD SURVEY RESULTS PLAN - DISTRIBUTION OF NOTABLE SPECIES

scale 1:2,200 @ A3

number
FIGURE 7

rev -

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L:\12000\12077\ECO\QGIS\QGIS 2.14\Plans\Bird Figures\BoCC5 - BBS Template - Oct 2024\XXXX-E-XX Breeding Bird Survey Results Plan - Distribution of Notable Species.qgs

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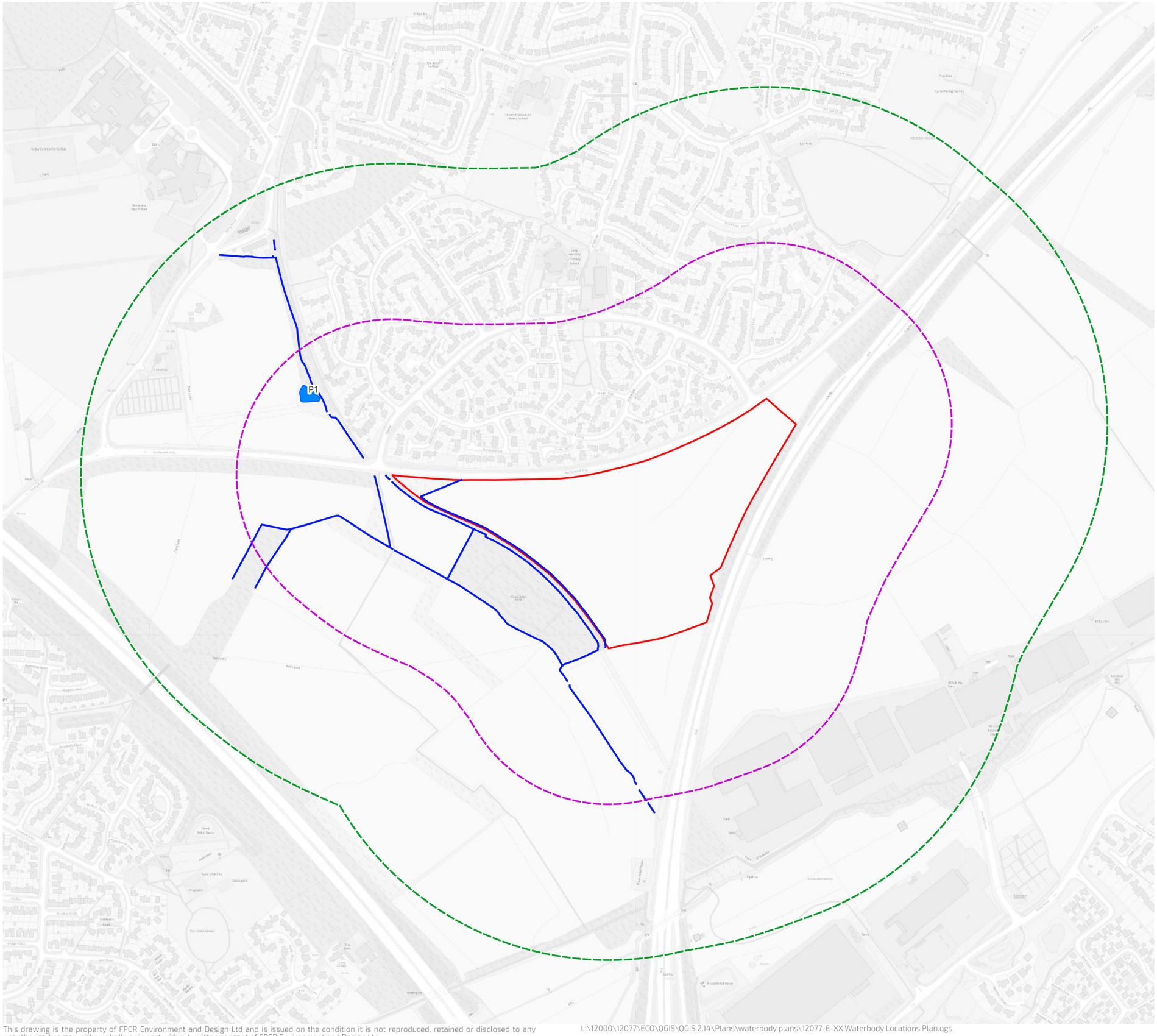

N

0 100 200 m

Key

- Site Boundary
- 500m Buffer
- 250m Buffer
- Pond
- Ditch

date 02/12/25

drwn/chkd EAS / KG

client
Bloor Homes

project
Land South of Sacheverell Way, Groby

title
Waterbody Location Plan

scale
1:6,000 @ A3

number
FIGURE 8

rev
-

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