Brindle &Green

Ecological Impact Assessment

Manor Farm, Barton in the Beans, Leicestershire

Report Reference: BG26.250

October 2026

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1 Summary

1.1 Ecological Impact Assessment Contents

1.1.1 The production of an Ecological Impact Assessment (EcIA) is considered the best practice methodology by the Chartered Institute of Ecology and Environmental Management (CIEEM) for documenting all ecological issues associated with proposed development and supersedes the more out of date method of preparing individual reports for differing species and habitats. The aim is to consider any impacts alongside each other, to provide a coordinated solution when considering mitigation, and to set out clear and well-defined enhancement prescriptions that work in line with the plans for development. Through assessing the scale of impact (Table 8) the aim is to result in a scheme that is assessed as making a positive contribution to biodiversity at a local level at the very least.

1.1.2 This EcIA seeks to update the previous surveys completed between 2018 and 2022 and draws on the results of the preliminary site visit undertaken in August 2026 and adds the results of additional protected species and habitat surveys that have been completed since. In the case of this site, the preliminary site visit and data search identified presence of roosting bats, badger and Great Crested Newts (GCN) (*Triturus cristatus*) within the zone of influence, and as such further assessment for these species was undertaken in the active season of 2026 and document within this Ecologist Impact Assessment (EcIA). This document also assessed the usual impacts associated with other species of principle importance listed under Section 41 of The Natural Environment and Rural Communities (NERC) Act 2006. No priority habitats were present within the application boundary.

1.1.3 The application site pertains to a farm building (Building 9) set within an area of hardstanding. The site forms part of a wider farmstead within the curtilage of ownership of Manor Farm which comprises a series of agricultural buildings (Buildings 1 – 8) and associated habitats.

1.1.4 The preliminary roost assessment classified the building (B9) as holding 'negligible' suitability to support roosting bats, as such roosting bats are not considered a constraint to the application. However, given roosting bats have confirmed to be present in structures present within the wider curtilage of Manor Farm in 2022 (Ramms Anderson_ RSE_5354_R2_V1) mitigation has been secured to maintain the connective value of the site in the form of retained and unlit habitat corridors.

1.1.5 Further protected species surveys undertaken during the active season of 2026 confirmed the likely absence of badger and Great Crested Newts (GCN) within the application boundary or zone of influence. However, given the transient nature of these species, their continued absence from site cannot be certain, and as such, safe working practices for these species have been proposed during construction, detailed in Chapter 5.

1.1.6 Agricultural refuse piles and loose concrete offered limited basking and refuse opportunities for reptile species, however given the closest records returned in the data search were situated 1.2km from the application site and the habitat matrix within wider land ownership largely pertained to arable fields and hedgerows, with a small area of bare ground hosting sparse vegetation; it is not considered likely that the site supports a resident population of

reptiles though may be used on an opportunistic basis. Mitigation is proposed through the use of reasonable avoidance measures detailed in Chapter 5.

1.1.7 Using the Biodiversity metric, the existing habitats within the application boundary pertained to developed land; sealed surface and buildings with no hedgerows, trees or other priority/medium distinctiveness habitats within the application boundary. Therefore, the site is exempt from Statutory Biodiversity Net Gain under the de minimis rule as less than 25 square metres of on-site habitat is impacted, as detailed in the accompanying Biodiversity Exemption Letter (BG26.250, October 2026). Trading rules have also been satisfied as no habitats have been lost to facilitate the scheme.

1.1.8 This report was compiled following the revised Guidelines for EcIA in the UK and Ireland (CIEEM, 2018 V1.3 Updated 2024) and highlights and addresses the following ecological constraints as shown in Table 1.

Table 1: Summary of ecological constraint assessment and proposed mitigation

Ecological Constraint	Value	Effect	Significance Prior To Mitigation	Mitigation/Precautionary Measures	Significance Of Residual Effect	Securing Mitigation
Herptiles	Site	Disturbance/injury to individuals during site clearance and construction works	Unlikely Negative (Not Significant)	Precautionary working measures to safeguard individual reptiles.	Neutral	Mitigation secured through a planning condition for CEMP
Nesting birds	Site	Disturbance/injury to individual during the pre-construction demolition of B9.	Unlikely Negative (Not Significant)	Works to be undertaken outside of nesting bird season where possible. A pre-works inspection of the building within 24 hours of demolition works if clearance scheduled between March and September.	Neutral	Mitigation secured through a planning condition for CEMP
Foraging and Commuting Bats	Local	Potential impact to foraging and commuting habitat through increase light spill during and post construction	Likely Negative (Not Significant)	Sensitive lighting scheme to maintain unlit vegetative corridors.	Neutral	Mitigation/precautionary measures secured through planning condition
Badger (*Meles meles*)	Site	Injury to individual during construction works	Unlikely Negative (Not Significant)	Pre-works walkover assessment Reasonable Avoidance Measures (RAMs)	Neutral	Mitigation/precautionary measures secured through planning condition
Mammal Species of Principle Importance (MSPI)	Site	Injury to individuals during construction works	Unlikely Negative (Not Significant)	Reasonable Avoidance Measures (RAMs)	Neutral	Mitigation secured through planning condition

2 Introduction

2.1 Ecological Impact Assessment Context

2.1.1 Brindle and Green Ltd were commissioned by S W Jackson c/o Pegasus to provide an EcIA at Manor Farm, Barton in the Beans (Figure 1). This EcIA report documents the constraints identified within the preliminary site visit undertaken on 15/07/2026 and adds the results of additional protected species and habitat surveys undertaken during the active season of 2026.

2.1.2 This report prescribes additional mitigation measures during construction and post-construction phases to avoid, reduce or reverse adverse impacts and prevent biodiversity loss.

2.1.3 Results presented within this report have been prepared by Daisy Fretwell BSc (Hons), Natural England Bat Licence Class 2 (2025-87565-SCI-CL18) Consultant Ecologist and are therefore the view of Brindle and Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our survey of the site.

2.1.4 The survey was overseen by Victoria Halford-Meyer BSc (Hons), MCIEEM, Natural England Great Crested Newt Licence (2025-84739-SCI-CL08), Natural England Bat Licence Class 2 (2025-84983-SCI-CL18), Head of Ecology (Maternity Cover)

2.2 Site Description

2.2.1 The application site can be found at SK 39882 06307 situated in a rural area on the southern periphery of the village of Barton in the Beans, Leicestershire. The site sits within the wider farmyard associated with Manor Farm, bordered by a native species poor hedgerow to the southeast and an area of sparsely vegetated bare ground and scattered trees to the south and southwest, Beyond the wider blue line ownership of Manor farm the site is bordered by Carlton road to the east, residential development associated with Barton in the Beans to the north and a mix of pastoral fields and arable land interspersed by hedgerows and fencing to the south and west.

2.2.2 The wider landscape is dominated by agricultural land use; with a mix of arable and pastoral fields interspersed with a network of hedgerows and mature trees surrounding the village of Barton in the Beans; offering good connectivity within the wider rural landscape. Urban development is limited to a series of small villages; with Bufton situated to the south, Odstone to the north and the larger villages of Nailstone and Barlestone to the east. The road network within the wider landscape is largely restricted to minor roads, with the closest major commuter route being the A447 situated approximately 1.8km to the east of the site.

2.2.3

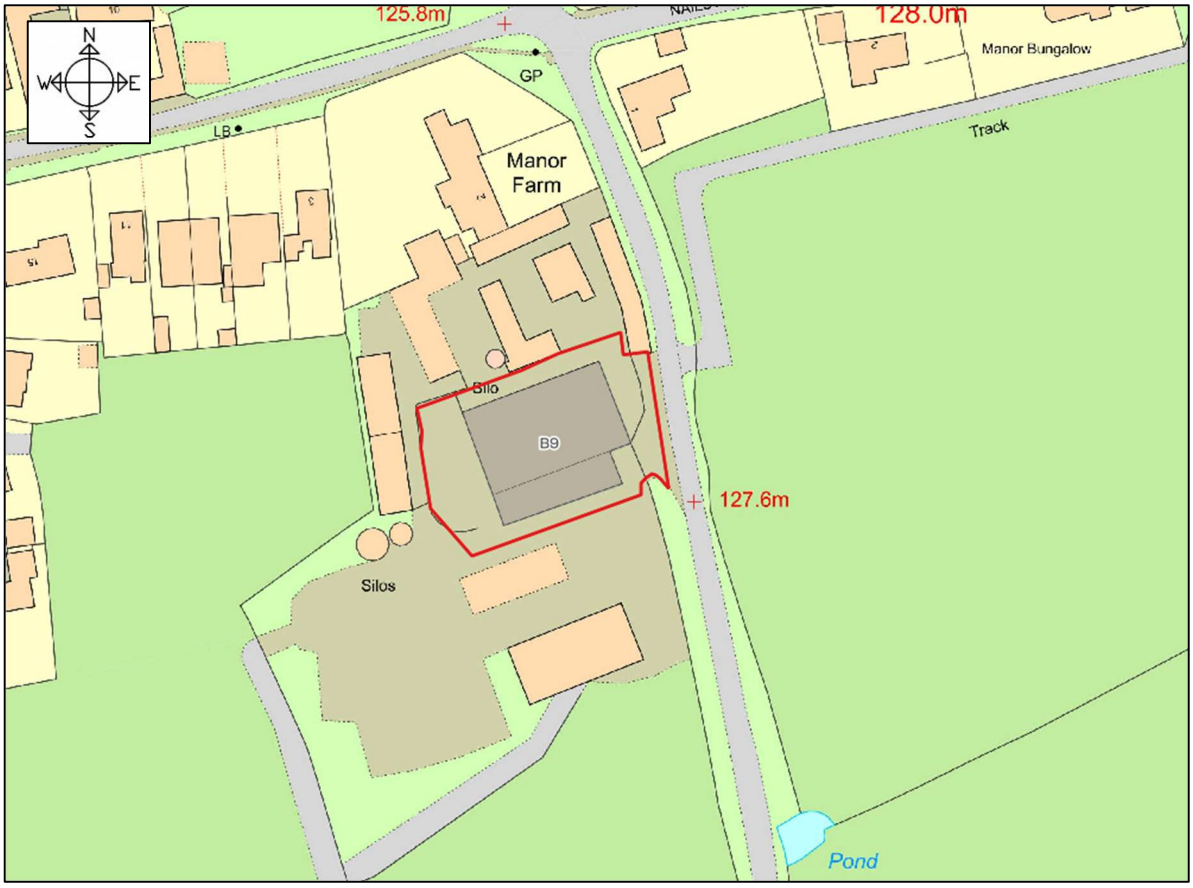


Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site. Surveyed buildings are shown in grey.

2.3 Proposed Development

2.3.1 The site is the subject of a full planning application seeking to facilitate the development of 3 new residential properties as well as associated access and gardens. It is understood that the proposals will involve the demolition of existing B9 and clearance of baseline hardstanding. Detailed design proposals are presented within Appendix 5 of this report.

2.4 Previous Ecological Reports

2.4.1 Previous ecological reports were undertaken within the site boundary. See Table 2 below for further information.

Table 2: A summary of the surveys/reports undertaken previously

Application Reference	Survey/Report	Timings
RSE_5354_R1_V1 Rammsanderson	Preliminary Roost Assessment	Site visit was undertaken on 24/08/2021 and reporting issued on 08/09/2021

Application Reference	Survey/Report	Timings
RSE_5354_R2_V1 Rammsanderson	Bat Emergence Survey Report	Survey of buildings outside of redline boundary (within ownership of wider Manor Farm) undertaken May to July 2022. A single common pipistrelle roost identified within agricultural building associated with Manor Farm to the north of the redline boundary.
WCL/ML/PEA/281124U2 Wildlife Consultants Limited	Preliminary Ecological Appraisal	The initial survey was undertaken on 28/11/2024 with an update on 31/01/2025
Fauna Forest Ecology, December 2018	Preliminary Ecological Appraisal	The field assessment was undertaken on 03/07/2018

2.5 Relevant Planning Policies

2.5.1 The following paragraphs summarise any relevant local planning policies, see Appendix 3 for full details. Appendix 4 contains further details wider legislation.

Local Planning Policy

2.5.2 The site lies within the jurisdiction of Hinckley and Bosworth Borough Council, and the following planning documents are relevant to this application:

- The Hinckley and Bosworth Draft Local Plan 2020-2039 (September 2026)
- Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (July 2025)

2.5.3 A summary of local policies that are relevant to this application can be found in Table 3 below.

Table 3: Local policy documents and relevant policies

Local Policy	Relevant Policies
Hinckley and Bosworth Local Plan 2006-2026	– Policy NAT01 Green Infrastructure – Policy HO01 Provision of New Housing – Policy NAT07 Protecting Biodiversity
Leicestershire, Leicester and Rutland Local Nature Recovery Strategy	– Opportunity: Better protection - especially around urban areas

3 Methodology

3.1 Scope of the Assessment

3.1.1 This assessment has been undertaken in accordance with the latest CIEEM guidelines (CIEEM, 2018 V1.3 Updated 2024). Baseline information and potential impacts have been quantified (where possible) to inform the assessment, supported by professional judgement and experience as appropriate. Where uncertainties exist, a precautionary approach has been adopted for the purposes of assessing impacts and recommending mitigation.

3.1.2 The significance of ecological impacts in relation to a proposal has been considered in relation to the value/importance of affected ecological features and the predicted magnitude of impact upon them.

3.1.3 The assessment considers all activities associated with the construction and operational phases of the scheme that are likely to have direct, indirect or cumulative impacts on ecological features (designated sites, habitats and species). This assessment is informed by ecological surveys that were undertaken during the active season of 2026, comprising a Preliminary Roost Assessment, a Biodiversity Net Gain condition assessment, and badger survey (see section 3.6 below).

3.2 Zone of Influence

3.2.1 The zone of influence is used to describe the geographic extent of potential impacts of a proposed development. This is determined by the type of development proposed in relation to individual species and described within each of the species' assessments within Section 5 of this report. Maps, aerial photographs, historic data records and field survey results were examined to assess the relationship of the location and its connection to the surrounding environment and habitats beyond the site boundaries.

3.3 Desk Study

3.3.1 Table 4 lists organisations and/or resources used as part of the desk study process. Data regarding any known statutory or non-statutory sites in addition to any records for protected species were requested from the following sources. In order to simplify the results, only records of species from the last 10 years are shown.

Table 4: Ecological data resources

Consultant	Requested Data	Search Radius	Date Requested
Local Ecological Records Centre *Leicestershire and Ruland Environmental Records Centre (LRERC)*	Protected and notable species records Local, National and International Site Designations	2km	24/08/2026
Multi-Agency Geographic Information (MAGIC) Maps	International Site Designations	15km	24/08/2026
	National and Non-Statutory Site Designations	2km	
	European Protected Species Licences (EPSL)		
	Priority Habitats	1km	

3.4 UK Habitat Classification Survey

3.4.1 A UK Habitat (UKHab) Classification Survey was undertaken where habitats were categorised and mapped (Appendix 1) following the UK Habitat Classification Version 2.01 (UKHab Ltd., 2023) to establish the presence and distribution of habitat types within the site and potential ecological constraints to development

3.4.2 The UKHab System is comprised of a five-level Primary Habitat Hierarchy, with each successive level providing increasingly detailed descriptions of habitat parcels present onsite, as detailed in Table 5. The system encompasses all habitat types found in the UK, irrespective of scale or geographic range, including UK Biodiversity Action Plan (BAP) Priority Habitats and Habitats Directive Annex I habitats.

Table 5: The UKHab System five-level primary habitat hierarchy

Level	Description
Level 1	Description of each major ecosystem present; Terrestrial, Freshwater, and Marine
Level 2	Includes nine ecosystem types; Grassland, Woodland and Forest, Heathland and Shrub, Wetland, Cropland, Urban, Sparsely Vegetated Land, Rivers and Lakes, and Marine Inlets and Transitional Waters.
Level 3	Describes the 20 broad habitat types of the nine ecosystems outlined in Level 2. Examples include Acid Grassland, Calcareous Grassland, Neutral Grassland, Modified Grassland, Broadleaved and Mixed Woodland, Hedgerows, and Dense Scrub
Level 4	Expands the 20 broad habitat types of Level 3 into 85 detailed habitat types, including Lowland Meadows, Other Neutral Grassland, Lowland Mixed Deciduous Woodland, and Other woodland; Mixed. This level also allows the separation of 46 UK BAP Priority habitats from other habitats of lower ecological significance
Level 5	Provides a further detailed expansion to Level 4 habitat types. 119 habitats are described within this level including 72 habitats as listed in Annex 1 of the Habitats Directive

3.4.3 Primary habitat types are accompanied by a list of Secondary Codes, which are further categorised into 'Essential' and 'Additional' codes. Each recorded habitat parcel is assigned a single Primary Habitat Code from Levels 2-4 and includes all Essential Secondary Code features relating to the habitat parcel. Additional Secondary Codes are also applied where relevant. No more than six Secondary Codes are recommended per parcel (UKHab Ltd. 2023) and a list of Secondary Code definitions relevant to the site have been provided within Appendix 2. Where additional details were required, Target Notes have also been provided (Appendix 2). A plant species list (Appendix 2) summarising all plants identified on site was produced during the survey and all scientific nomenclature was produced according to Stace (2010).

3.4.4 This survey was extended to note the potential for habitats on site to support protected and/or notable species and for evidence of any such species. The habitats on site were assessed for their suitability to support protected species in relation to the habitat type found at the site. Any incidental sightings or field signs were noted at the time of survey. Where evidence of, or the confirmed presence of a protected species was identified, further species-specific surveys may be recommended to ensure that the presence or otherwise of a legally protected species is fully considered prior to the determination of any planning approval or to guide an EPSL development licence.

3.4.5 Hedgerows on site were assessed following the Hedgerow Survey Handbook (DEFRA 2007) and defined as species-rich if the structural species making up a surveyed 30m section of hedgerow included at least four native woody species. Results were compiled and assessed against qualifying criteria within the Hedgerow Regulations (1997) and also the UKBAP.

3.4.6 The UKHab Classification Survey was undertaken by Daisy Fretwell BSc (Hons), Natural England Bat Licence Class 2 (2025-87565-SCI-CL18) Consultant Ecologist and Josh Bowler BSc (Hons), Qualifying Member of CIEEM, Assistant Ecologist on the 26/08/2026.

3.5 Biodiversity Impact Assessment

3.5.1 The biodiversity accounting system is underpinned by a metric (Statutory Biodiversity Metric, July 2025) that calculates the ecological value of both development impact and habitat restoration/creation. The value of the baseline habitats was determined with consideration of the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (LNRS) (July 2025).

3.5.2 The Statutory Biodiversity Metric is designed by Department for Environment, Food & Rural Affairs (DEFRA) in consultation with a range of experts. The metric is based on an assessment of habitat type and condition. Habitat types are classified into three bands of 'distinctiveness' which are: priority habitats as defined in the NERC Act 2006 (high), semi-natural habitats (medium) and managed habitats, such as arable farmland (low).

3.5.3 Compensation arrangements must be like-for-like or better, i.e. the loss of semi-natural habitats can only be compensated for through the creation of priority or other semi-natural habitats, not through creation of lesser quality habitat. 'Trading up' options allow for the loss of poor-quality habitat, such as farmland, to be compensated for with the creation of high-quality habitat.

3.5.4 The ecological value of the habitat lost to development is a function of its distinctiveness, its condition and the area lost – scores are assigned to all three variables and multiplied together to arrive at the number of units lost. To compensate for a loss, the same or more units ('conservation credits') must then be delivered through habitat creation or restoration at another site that is going to be managed for wildlife (the 'receptor' site or compensation site).

3.5.5 The number of credits delivered by the compensation receptor sites are also a function of the type, condition and area of the habitat being created or restored. But additionally, there are a further range of 'multipliers' applied to the creation of habitat because there are a number of risks to take account of – spatial, temporal and delivery.

3.5.6 Linear habitats (such as hedgerows and watercourses) are measured separately to the rest of the site habitats and included within a separate section. The aim is to achieve a 10% net-gain for hedgerow as well as for biodiversity units. Metric calculations were undertaken by Daisy Fretwell BSc (Hons), Natural England Bat Licence Class 2 (2025-87565-SCI-CL18) Consultant Ecologist and subsequently checked by Debbie Walsh ACIEEM, Senior Ecologist.

Mapping and Assessment

3.5.7 For the baseline calculations the habitats were mapped using the UK Habitat Classification map and condition assessed using the criteria outlined within the Statutory Biodiversity Metric habitat condition assessment sheets. The classification of habitats and conditions follow the outline in the DEFRA Technical Support document associated with the latest edition of the metric. For clarity, where there is more than one area of any habitat type and they differ in comparison, these have been labelled in sequence, e.g. X1, X2 for each relevant habitat.

3.5.8 Habitats, hedgerows and watercourses were mapped within QGIS software (QGIS 3.44.7 Solothurn) to allow area calculations. The Illustrative layout was overlayed and measured using the georeferencing tool. Polygons and lines used to measure existing habitat areas were classified by their proposed habitat type to provide reference.

Strategic significance

3.5.9 A desk study utilising publications within Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (LNRS) (July 2025) as well as open-source data available from MAGIC was searched to determine the strategic significance of the site.

3.6 Phase 2 Surveys

3.6.1 Following the preliminary site visit, the following ecological phase 2 surveys have been recommended to allow a full impact assessment on the ecological value of the application site.

Great Crested Newt Survey

3.6.2 Two ponds were identified within the 500m zone of influence (P1 – P2). Both of these were within wider land ownership related to the application site and were subject to further assessment via GCN Habitat Suitability Index (HSI) score (Oldham *et al*, 2000).

3.6.3 A HSI is a standard assessment method developed specifically to evaluate the habitat suitability for GCN. The HSI provides a measure of the suitability of a waterbody to supporting GCN by assigning an overall score as outline in Table 6. Pond 2 was dry at the time of the survey in June 2026, and although Pond 1 was identified during the MAGIC desk study; however no evidence of a pond was observed at the location during the site survey, i.e. No depression, aquatic or marginal vegetation was present. As such, no further survey effort was conducted for this species.

Table 6: Habitat Suitability Index assessment score

Habitat Suitability Index Score	Habitat Suitability
<0.5	Poor
0.5 – 0.59	Below Average
0.6 – 0.69	Average
0.7 – 0.79	Good
>0.8	Excellent

3.6.4 A table detailing the HSI categories and individual pond scores can be found in Appendix 8A.

Bat Surveys

Preliminary Roost Assessment

3.6.5 Following current survey guidelines (Collins, 2023), any structure(s) and/or tree(s) present on site, or within close proximity to the site boundary were visually assessed, and potential roosting features or access points for bats were noted, together with any evidence of bat presence. The structure(s) and/or tree(s) were then categorised according to its suitability to support roosting bats, see Appendix 8B. The category also informs whether further survey effort is required. Building 9 was deemed to hold negligible suitability to support roosting bats and no further survey work is required.

3.6.6 The PRA of Building 9 was undertaken by Daisy Fretwell BSc (Hons), Natural England Bat Licence Class 2 (2025-87565-SCI-CL18) Consultant Ecologist on the 26/08/2026.

Badger Survey

3.6.7 The badger survey was carried out in accordance with guidelines approved by the CIEEM, including Best Practice Guidance - Badger Surveys, Scottish Natural Heritage (2003), Inverness Badger Survey 2003. Commissioned Report No. 096. and Surveying Badgers, The Mammal Society, Harris S, Cresswell P and Jefferies D (1989).

3.6.8 Legislation relating to Badgers can be found in Appendix 4 of this report.

3.6.9 Evidence of badger activity, including faeces, paths, scratching, snuffle holes, hair or footprints, was searched for throughout the application site and along boundary features within the 30m zone of influence.

3.6.10 See Appendix 9 for assessing the evaluation of badgers onsite against the results collected.

3.6.11 Based on the findings of the previous PEA undertaken by Fauna Forest Ecology in December 2018; a badger sett was present on the western edge of the wider ownership of Manor farm, approximately 20m from the application boundary. To update the findings of previous reports a single day-time walkover survey was undertaken on 26/08/2026 by Daisy Fretwell BSc (Hons), Natural England Bat Licence Class 2 (2025-87565-SCI-CL18) Consultant Ecologist.

3.6.12 Based on the findings of the badger survey, further monitoring surveys have been undertaken, as detailed within confidential Appendix 9.

3.7 Evaluation Methodology

3.7.1 The site and protected and notable species within the zone of influence were classified into one of the following six groups (Table 8) following the Guidelines for Ecological Impact Assessment (CIEEM, 2018, V1.3 2024), depending on the size, rarity, diversity and fragility for a species population. The evaluation also considers County and

Nationally prepared documents such as LNRS or Local BAP (LBAP) (where LNRS are not published), Local Wildlife Site (LWS) criteria and Red Data books.

Ecological Impact Assessment

3.7.2 The ecological impacts of a development were assessed using data collected from historic records and current field surveys to and were categorised following EcIA guidelines (CIEEM, 2016, V1.3 2024) as follows:

- Highlight protected or notable species which could be impacted as part of the development (Chapter 4).
- Determine the severity of the impact and effect without specific mitigation measures (Chapter 5).
- Outline a mitigation strategy highlighting areas of potential environmental improvement, which upon implementation aims to avoid or reduce negative impacts and effects (Chapter 5).
- Assess the feasibility and likelihood of success of the mitigation strategy (Chapter 6).
- Assess the residual impact of the development assessing that the mitigation has been successfully implemented and all prescriptions have been implemented (Chapter 6).

Classifying the Extent of Impacts and Effects

3.7.3 The extent of impacts and effects need to be described in an unambiguous, consistent manner. The direction of change 'Positive' or 'Negative' should be assessed in relation to the overall biodiversity outcome, and should consider the duration, timing and reversibility of the constraint and be classified into one of the following five categories:

Table 7: Description of extent of impacts

Impact	Description
Positive (Significant)	Activity will create a beneficial effect over a long term, created a valued ecological feature
Positive (Not Significant)	Activity will create a beneficial effect without markedly improving the conservation status
Neutral	Effects or neutral or no net change will occur
Negative (Not Significant)	Negative effect without causing long-term irreversible damage
Negative (Significant)	Significant Negative effect including loss or long-term irreversible damage to integrity or status of a valued ecological feature

3.7.4 Once an effect is considered to be significant, then the scale of effect is assessed on a geographical scale (i.e. international, national, regional, district, etc.), see Table 7 for details. For example, the effect may not be significant at a county scale, but significant at a more local scale. Where a site has multiple designations the EcIA should consider the impacts of the development in respect of each of the features of the designations.

Table 8: Definitions of each of the six evaluation brackets, indicating the importance of each habitat type and an example of their possible habitat status

Evaluation Value	Example of Habitat or Species
International	An internationally designated site or candidate/proposed site, including habitat or species included within Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar Sites, listed under Annex 1, II,

Evaluation Value	Example of Habitat or Species
	IV and V of the Habitats Directive and/or Marine Protected Areas (i.e. Marine Conservation Zones and Nature Conservation Marine Protected Areas – can also be National value).
National	Protected areas established under National Legislation, e.g. Sites of Special Scientific Interest (SSSI), National Nature Reserves and Natural Heritage Area (NHA), which support species considered nationally threatened or rare. Marine Conservation Areas can overlap and include both National and International. A regularly occurring regionally or county significant population/number of any nationally important species. A feature identified as of critical importance within Section 41 of the NERC Act (2006) (England), Section 7 of the Environment (Wales) 2016, Part 1 Section 2(4) of the Nature Conservation (Scotland) Act 2004 and Priority Marine Features, Valuing Nature – A Biodiversity Strategy for Northern Ireland to 2020, National Biodiversity Action Plan 2017 – 2021 (Ireland) and Wildlife Acts 1976 – 2012 (Ireland).
Regional	Key habitat type included within BAP. A regularly occurring, locally significant number of a regionally important species.
County	Designated sites, such as Sites of Biological Importance (SBIs) or viable habitat/species populations of value at a county level (Local BAP/Local Nature Reserve Strategies (LNRS)).
District	District level designated sites, such as Local Wildlife Sites (LWS) or habitats/species populations of value at a district (Which have features qualifying for LWS status). Sites/features that are scarce within the district or which appreciably enrich the district habitat resource.
Local/Site	Habitats or species populations of value in a local (i.e. within ~ 5km of the site) context. Habitats of poor to moderate biological diversity e.g. established conifer plantations, species poor hedgerows and un-intensively managed grassland which supports species which are common to the local area and whose loss can be easily mitigated.

3.7.5 If an ecological feature is considered to be important at a negligible only, then the proposed development is not anticipated to have an effect that would be of relevance to the decision maker in terms of the EcIA Regulations. Exceptions to this would be if the species, population or habitat in question was identified as having a high social or economic value or if they are afforded legal protection. While the assessment does include protected species that receive statutory protection and are of material consideration at the local level, the presence of such a species does not necessary infer value in relation to the proposed scheme but only to the level of protection it receives.

3.7.6 As such the value of the proposed scheme for protected species is considered by the specific ecological feature, taking into account the level of activity, the level of protection it receives and the overall value of habitat to that species within the site.

3.8 Limitations

3.8.1 Biological records can be received from a wide variety of sources and may or may not be comprehensive and accurate. However, if assessed in conjunction with a survey, they can contribute to a robust ecological assessment of the site.

3.8.2 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

3.8.3 A summary of ecological constraints and limitations for each survey type undertaken on site is detailed in Table 9.

Table 9: Ecological constraints and limitations for each survey undertaken on site

Survey Type	Ecological Constraints and Limitations	Mechanisms to overcome limitation
GCN	The HSI survey was undertaken outside of optimal breeding season (Mid-April-Mid May) and both ponds identified during the desk study were dry.	Given only one pond was present albeit dry it was determined unlikely that a population of GCN was present on the application site. However, reasonable avoidance measures have been detailed in chapter 5.4 to ensure safe working practices and appropriate mitigation in the unlikely every GCN are found on site during construction.
Badger	Substantial vegetation clearance had been undertaken since the 2018 report identifying the badger sett within the zone of influence; providing limited visibility of mammal pathways and the sett was absent at the time of the 2026 site visit	Camera traps were deployed for a 21 day monitoring period to assess badger activity within the vicinity of the location where the sett was identified to ensure a robust survey effort was undertaken to accurately determine use of the site by badgers

3.8.4 In addition, this report details only the condition on site, at the time of surveying. The dynamic nature of the natural environment will result in changes to the surrounding environment as seasons change. No responsibility is taken by Brindle & Green to the existence of additional species identified on this site at a later date.

3.9 Report Lifespan

3.9.1 If works do not commence within two years of the UKHab Classification survey, and eighteen months of the phase 2 surveys the baseline conditions may need to be reassessed. However, this at the discretion of a suitably qualified ecologist, if significant alterations occur onsite during these timescales, updated surveys may be required.

4 Baseline Ecological Conditions

4.1 Desk Study: Designated Sites

4.1.1 The site was subjected to a search for designated sites up to 15km radius from the site boundary using data supplied by the Local Records Centre (Leicestershire and Rutland Environmental Records Centre (LRERC)) and the online desk-based resource MAGIC.

4.1.2 The search revealed one internationally designated site (River Mease SAC) within 15km of the site boundary and one statutory site within 2km (Ashby Canal SSSI). Additionally, 23 non-statutory designated sites (the closest being Sutton Manor LWS) were returned within 2km of the site boundary. Table 10 details a summary description of the notable designated sites, see Appendix 8 for full list of non-statutory designated wites within 2km of the site boundary.

Table 10: Summary of designated sites up to 15km radius from the application site

Site Name	Grid Reference	Status	Reason for Designation	Distance from site
Internationally Designated Sites				
River Mease	SK260114	SAC	The River Mease is a good example of a riverine population of spined loach Cobitis taenia. It is a small tributary of the River Trent and has retained a reasonable degree of channel diversity compared to other similar rivers containing spined loach populations. It has extensive beds of submerged plants along much of its length which, together with its relatively sandy sediments (as opposed to cohesive mud) provides good habitat opportunities for the species. The coarse bed sediments and submerged macrophytes is also important for bullhead *Cottus gobio*	6.8km NE
Statutory Sites				
Ashby canal	SK 37943 06309	SSSI	The Ashby Canal supports communities of aquatic and emergent plants that are representative of eutrophic standing water bodies in the English lowlands. The diversity of aquatic plants and invertebrates makes this one of the most important water bodies of its type in the East Midlands.	2km W
Non-Statutory Sites				
Barton Crossroads Ash	SK398064	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.1km N of site
Barton in the Beans Ash	SK39880607	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.2km W of site
Barton Baptist Chapel Bistort Marsh	SK396064	LWS	Wet grassland; *Persicaria bistorta*	0.2km W of site
Nailstone Pond	SK404064	LWS	Pond with *Potamogeton natans* and Red Data Book species.	0.58km E of site

Site Name	Grid Reference	Status	Reason for Designation	Distance from site
Bufton Lane hedge (south)	SK402058	LWS	Hedgerow – data search did not provide further information regarding the LWS met for designation	0.5km S of site
Bridleway Oak, Odstone Road	SK39580682	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.5 km N of site
Bridleway Willow, Odstone Road	SK39550681	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.5 km N of site
Carlton to Nailstone roadside hedgerow (west)	SK402056	LWS	Hedgerow – data search did not provide further information regarding the LWS met for designation	0.6km SE of site
Green Lane, Shackerstone and Nailstone boundary	SK403070	LWS	Hedgerow – data search did not provide further information regarding the LWS met for designation	0.6km NNE of site
Oak, Carlton to Nailstone road	SK40320579	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.6km SE of site
Barton Road hedgerow (west side)	SK396075	LWS	Hedgerow – data search did not provide further information regarding the LWS met for designation	1.1km N of site
Oak 2, Parish boundary	SK39000541	LWS	Mature oak associated with historic parish boundary	1.2km N of site

4.1.3 In addition to the above, MAGIC identified that the site does fall within the SSSI Impact Risk Zones (IRZ) for Ashby Canal SSSI. Due to the nature of the proposed development, it does not meet the criteria for the IRZ and therefore further consultation with Natural England is not required. Consequently, this is not considered any further in this assessment.

Evaluation

4.1.4 The site lies within 2km of 1 statutory and 23 non-statutory sites, whilst the River Mease (SAC) is located 6.8km to the northwest. The non statutory sites within close proximity to the site are designated for species rich hedgerows or mature trees. The river Mease SAC is designated for its assemblage of Annex II fish species; notably Spined loach (*Cobitis taenia)* and Bullhead *(Cottus gobio)*. Other qualifying features relate to Annex I habitats notably the watercourse hosting an abundance of water-crowfoots *Ranunculus* spp., subgenus *Batrachium*. Ashby canal SSSI is also designated for its assemblage of aquatic vegetation and invertberates; due to the distance between the site and designated watercourses within the search area and lack of riparian habitat within or adjacent to the application site, it is not considered that the site holds value for international or statutory designated sites.

4.1.5 While there is direct connectivity between the application boundary and non-statutory designated sites detailed within Table 10, principally provided by the network of mature hedgerows within the wider arable landscape, the site is dominated by habitats of negligible value, comprising hardstanding, and buildings, with no overlapping features with the qualifying criteria for designation.

4.1.6 River Mease SAC requires consultation with Natural England should the development anticipate increased levels of nutrients or results in eutrophication in the River Mease or its catchment. The application site sits approximately 4km east of the catchment for the River Mease SAC (Wood et al, 2024), with no connecting watercourses in proximity of the site boundary.

4.1.7 Therefore, the site offers limited value to designated sites within the surrounding area and the species they support and is overall assessed to hold 'site' value following the criteria in Table 8.

4.2 Desk Study: Priority Habitat

4.2.1 Data supplied by MAGIC includes a UKBAP priority habitat inventory within 2km of the site boundary. These are listed in Table 11, where more than one area of the same habitat has been identified, only the ones closest to the site are listed.

Table 11: Summary of the priority habitats

Habitat Type	Closest Distance to the Site
Deciduous Woodlands	0.2 NE
Lowland Fen	1.5km E
Lowland Meadows	1.8km E
Ancient & Semi-Natural Woodland	1.9km E

Evaluation

4.2.2 The site is dominated by habitats of limited vegetative assemblage, namely buildings and hardstanding. As such, whilst deciduous woodland, a priority habitat, sits within close proximity of the site, there is no perceived value of the onsite habitats to the priority habitats present within the locality. The site is therefore considered to offer 'site' value for priority habitats following the evaluation in Table 8.

4.3 Desk Study: Protected Species Assessment

4.3.1 Data supplied by LRERC included records of protected species. Full data sets are available upon request. A summary of the closest or most relevant records can be found in 2 below.

Table 12: Summary of relevant protected and priority species records

Species	Grid ref.	Date	Description
Bats			
Common pipistrelle *(Pipistrellus pipistrellus)*	SK3988406338	2023	11 records of foraging and commuting within 2km of the site and 8 records of roosts, 4 of which were recorded within the wider ownership of manor farm in 2022, approximately 40m from the application site.
Myotis sp.	SK398063	2022	4 records of foraging and commuting individuals, the closest being 54m north of site
Brown Long-eared (*Plecotus auritus)*	SK3965705047	2024	7 records noted, including 4 roosts all between 1.2 and 1.3km from the site

Noctule *(Nyctalus noctula)*	SK415070	2023	2 records of commuting noted, the most recent being 1.5km from the site.
Leisler's bat (*Nyctalus leisleri)*	SK415070	2016	1 records of commuting; 1.5km from the site
Nathusius' pipistrelle *(Pipistrellus nathusii)*	SK398063	2022	1 record of foraging approximately 54m north of the site
Soprano Pipistrelle *(Pipistrellus pygmaeus)*	SK398063	2023	5 records of foraging noted, the closest record being 54m north of site and the most recent being 1.8km east of site
Herpetofauna			
Common toad *(Bufo bufo)*	SK39430507	2019	1 record within 2km radius, located 1.3km south
Great crested newt *(Triturus crsitatus)*	SK4045506488	2017	6 records within the 2km search radius, the closest three pertain to a pond 0.5 km east of site from 2005 and most recent pertain to records 1.9km east of site.
Smooth newt *(Lissotriton vulgaris)*	SK403043	2011	1 record within the 2km radius, located 2km south of the application site.
Grass snake (*Natrix Helvetica)*	SK39430507	2019	8 records within 2km of site; the closest and most recent pertain to a record 1.3km south of site
Mammals			
Eurasian Badger *(Meles meles)*	Confidential	2020	23 records within 2km, including setts and mammal pathways, the location of which are confidential
Birds			
Brambling *(Fringilla montefringilla)*	SK396064	2022	19 records within the 2km radius, the most recent being 0.2km from the site
Barn Owl *(Tyto alba)*	SK394051	2006	6 records within the 2km radius, the most recent being 1.2km from the site
Redwing *(Turdis iliacus)*	SK39200502	2025	4 records within the 2km radius, the most recent being 1.4km from the site

4.3.2 MAGIC Maps revealed no granted European Protected Species (EPS) Licences within 2km of the site

4.3.3 An evaluation of protected species records can be found within the relevant sections within Chapter 5.

4.4 UK Habitat Classification Survey

4.4.1 A UK Habitat Classification Survey Map is presented in Appendix 1 of this report, this should be viewed in conjunction with the following habitat descriptions and the Target Notes detailed in Appendix 2. Additionally, a botanical species list for the plants identified during the field survey is provided in the Appendix 2.

4.4.2 Table 13 provides a list of habitat types present on site along with their inclusion (or otherwise) as a National and/or Local Habitat of Principle Importance (HPI) (previously referred to as BAP).

Table 13: UK Habitat Types found on site and inclusion within UK BAP/HPI

Habitat Type and Code	N HPI	L HPI	N/A
Developed Land; sealed surface (u1b)			✓

Developed land; sealed surface (u1b)

4.4.3 The site was dominated by hardstanding with sparse vegetation growing in large fissures in the raised area of concrete to the west of the application boundary. The east of the parcel pertained to a large disused cattle shed (B9) constructed of a breeze block lower wall with timber slat upper walls and corrugated asbestos roofing with Perspex skylights, full building description and roost suitability can be found in appendix 9B.

4.4.4 The secondary code 817- Industrial Building was applied to this habitat parcel



Figure 2: Western extent of the application site in context of the wilder farmyard associated with manor Farm

Site Evaluation

4.4.5 The habitats on site have been evaluated as being of low ecological value in relation to the local surroundings and assessed to have 'Site' value in a 'Site' context (Table 8). The site was dominated by developed land; sealed surface

which was previously used for agricultural purposes and large metal framed cattle shed (B9) offering limited value to protected and notable species. The habitats on site are considered to hold 'site' value.

4.5 Baseline Condition Assessment

4.5.1 As the application site covers less than 0.2 ha and the development affects less than 25 square meters of habitat and 5 metres of linear habitat; the application is exempt from Statutory Biodiversity Net Gain under the 'de minimis' exemption and amendments to Statutory BNG requirements enacted from August 2026; whereby BNG does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below. As a result, a full Biodiversity Impact Assessment (BIA) has not been compiled. However, the baseline has been inputted into the Statutory Biodiversity Metric which details the units and distinctiveness noted at baseline level.

4.5.2 A summary of the baseline habitat types recorded on site can be seen in Table 14.

Table 14: Baseline habitats and their condition assessment

Habitat and Area/Length	Habitat Parcel Reference	Distinctiveness	Condition	Reason
Broad Habitats				
Urban – developed land; sealed surface (0.064ha)	A B9	V. Low	N/A – Other	This area corresponds to the existing hardstanding and cattle shed B9. Metric auto-populates the condition of this habitat type to N/A.

Results

4.5.3 The baseline habitats held 0.00 habitat units in total; comprising 0.0875ha of developed land; sealed surface relating to the steel framed cattle shed building and 0.0993ha of developed land; sealed surface pertaining to the hardstanding farmyard. The proposed development will deliver 0.05 habitat units pertaining to 0.0232ha of vegetated gardens associated with the three residential dwellings. Trading rules have been met and the application site is exempt from statutory biodiversity net gain under the 'de minimis' rule. Full details are available in the associated Biodiversity Net Gain Exemption Statement (BG26.250, October 2026) and Statutory Biodiversity Metric (BG26.250, September 2026).

4.6 Invasive Species

4.6.1 The zone of influence for invasive species is considered to be within the red line boundary and connective adjacent habitats. No records of invasive weeds were returned by LRERC within 2km of the site boundary:

4.6.2 An assessment of the site was made to establish the presence of invasive weeds included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The application boundary was not found to host any schedule 9 listed flora or fauna species at the time of the preliminary site visit on 26/08/2026.

4.7 Protected and Notable Species

Notable Plants

4.7.1 The zone of Influence for botanical species was determined to include habitat parcels within or adjacent to the application boundary of the site.

4.7.2 The data search returned 5 records for notable plants within 2km of the application site, all relating to records of English bluebell (*Hyacinthoides non-scripta*) with the closest record located 1.2km to the east of the application site.

4.7.3 No notable plants were recorded within the application site, and it is not considered likely the habitats on site would support notable plant species, as such, this ecological receptor is not considered further within this report.

Evaluation

4.7.4 Habitats on site were limited to hardstanding with scattered annual vegetation at the eastern extent including German chamomile (*Matricaria chamomila*) and field poppy (*Papaver rhoeas*). The dry crevices' found to be vegetated at baseline assessment were not considered conducive to supporting the notable plant species English bluebell found within the 2k data search area.

Amphibians

4.7.5 Leicestershire and Rutland Environmental Records Centre returned 6 records for GCN within 2km of the site boundary, most recently dated from 2017. The closest record was located approximately 590m to the east of the site boundary. MAGIC returned no records of GCN Class survey licence returns located within 2km of the site boundary.

4.7.6 Although not a target species, incidental records of common toad (*Bufo bufo*), priority species under Section 41 of The NERC Act 2006 as well as smooth newt (*Lissotriton vulgaris*) and common frog (*Rana temporaria*) protected under WCA, 1981 (as amended), were recorded within 2km of the site boundary (closest record being from common toad located 1.3km south).

4.7.7 The site was dominated by hardstanding and a disused cattle shed (B9), the hardstanding hosted sparse annual vegetation only and refugia limited to rubble and refuse piles so is considered sub-optimal for GCN. No ponds were recorded on site, however 2 ponds were present within the 250m zone of influence.

4.7.8 The closest pond (Pond 2) located 80m east of the application site was assessed to hold 'Below Average' suitability to host GCN (Appendix 9A and the next closest water body (Pond 1) was 250m from site and found to be dry at the time of the HSI survey with no visible depression or marginal vegetation it is not considered this water body holds water for any significant length of time and is therefore considered defunct. Connectivity between waterbodies was limited to hedgerows and agricultural field margins. However, they cannot be fully discounted, as GCN may still commute across the zone of influence outside of agricultural working seasons.

Evaluation

4.7.9 Habitats within the application boundary considered suitable to support the terrestrial phase of the GCN lifecycle were limited to refugia pertaining to metal sheeting and agricultural refuse piles, a matrix of terrestrial habitat including hedgerows and sparsely vegetated bare ground was present within the wider context of Manor Farm. Pond 2 was considered suboptimal to support GCN owing to the seasonal drying noted at the time of the HSI assessment and distance to other waterbodies. (Appendix 9A). Pond 1 was considered defunct and other waterbodies outside the zone of influence were in excess of 300m from the application site; separated by barriers to terrestrial species dispersal relating to residential development associated with Barton in the Beans and intensive arable land. An eDNA assessment could not be undertaken as both ponds identified at the desk study stage were dry at the time of the assessment in June 2026, however it is considered unlikely that the zone of influence supports a resident population of this species. The application site was considered to have 'Site' value.

Reptiles

4.7.10 The following reptile records were returned from LRERC within 2km of the site boundary:

- Grass snake (*Natrix helvetica*): eight records, nearest record located 1.2km south of the application site and most recent record dated from 2020.

4.7.11 The zone of influence for reptiles was considered to be within the site and 250m of connective habitat. The site was dominated by hardstanding with suitable refugia limited to rubble piles, brash and agricultural refuse so is considered sub-optimal for reptiles. Suitable terrestrial habitat for reptiles was restricted to the wider environment pertaining to hedgerows and arable field margins within the zone of influence. Due to the distance between the application site and nearest record and limited suitable habitat it is considered unlikely that the site and zone of influence supports a resident population of reptiles.

Evaluation

4.7.12 The habitats on site were not considered suitable to host a resident population of reptiles and it was deemed likely that the application boundary would only be used by individuals on an opportunistic basis. The refugia habitat on site provides 'Site' value for this protected species group, following evaluation criteria.

Birds

4.7.13 Leicestershire and Rutland Environmental Records Centre returned 9 bird species records found within 2km of the site boundary. This included two red listed Birds of Conservation Concern (BoCC) and two amber listed BoCC. Additionally, MAGIC identified that the site sits within a target area for specific farmland birds, including curlew (*Numenis arquata*) and tree sparrow (*Passer Montanus*).

Breeding Birds

4.7.14 The zone of influence for breeding birds pertains to the suitable habitats located within the application site and immediately adjacent to its boundary. Building 9 offered suitability to support nesting farmland birds such as swallow (*Hirundo rustica*) and house martin (*Delichon urbicum*), however no signs of nesting behaviour were

observed on site and neither species was recorded during the preliminary site visit. House sparrow (*Passer domesticus*) were observed within brick buildings to the north of the application site.

4.7.15 The habitats within the application boundary offered negligible foraging resources for breeding birds, vegetation was limited to sparse annuals utilising cracks in the concrete hardstanding. While the building (B9) hosted a metal frame and steel beams suitable for breeding species observed within the wider site ownership such as barn swallow (*Hirunda rustica*) no evidence of current or prior breeding activity was noted during the preliminary site visit in June 2026. The wider environment hosted a network of hedgerows and scattered trees suitable to support a variety of breeding birds.

Evaluation

4.7.16 The habitats within the application boundary were not considered suitable to support birds of conservation concern identified in the data search. Due to the presence of listed species of local importance House sparrow within the zone of influence the site has been evaluated to 'Site' value for breeding birds.

Barn Owl

4.7.17 The zone of influence for barn owls pertains to the suitable habitats located within the application site and within 150m of the site boundary. The data search returned 6 records within 2km of the site, dated between 2004 and 2006, with the closest grid reference SK394051 approx. 1.2km S from the site. The site is located within a rural environment, with areas of open arable land and grassland within close proximity which offers suitable foraging habitat for barn owl.

4.7.18 Building 9 was not considered suitable to support roosting and nesting barn owl, due to the open nature of the sidings and western elevation and lack of suitable perches or platforms within the roof structure. No evidence of barn owl was present during the internal inspection detailed in Appendix 8B and it was considered highly unlikely that the building or surrounding hardstanding habitat on site would be used by barn owl therefore this species is not considered further in this report.

Evaluation

4.7.19 The habitats within the application boundary were not considered suitable to support resident barn owl; despite suitable foraging habitat within the wider agricultural environment, the data search returned no recent records of barn owl. The application site hosted limited vegetation and a building with suboptimal perching features and no suitable platforms for breeding. The agricultural setting of the application site offers 'Site' potential for this protected species.

Bats

4.7.20 The data search highlighted 43 records of bats within a 2km radius of the application site. The closest record pertained to common pipistrelle (*Pipistrellus pipistrellus*) observed flying 24m north of the site. Other species within the area include brown long-eared (*Plecotus auritus*), Myotis speceis, Leisler's bat (*Nyctalus leisleri*), Nathusius' pipistrelle (*Pipistrellus nathusii*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus*

noctule), as well as generic records of other *Myotis species*. The nearest roost pertained to common pipistrelle day roosts located 30m north from 2022.

4.7.21 MAGIC returned no records for EPSL within 2km of the application site.

4.7.22 Habitats within the application boundary pertained to an agricultural building (B9) holding 'negligible' roosting suitability (Appendix 8B) and hardstanding hosting sparse annual vegetation, these were considered suboptimal for foraging and commuting bats. However, due to the presence of known roosts in the wider curtilage of Manor farm (Rammsanderson_2024 (Report Reference RSE_5354_R2_V1) and suitable vegetative habitats associated with the arable field margins and hedgerows, it is anticipated that foraging and commuting bats will utilise the application boundary on an episodic basis. Roosting Bats: Trees

Roosting Bats

4.7.23 One building (B9) was located within the site and was assessed as proving negligible suitability to support roosting bats. The building was open at the western elevation with two large access doors and the timber slat upper walls on the south, west and north elevations offered limited weatherproofing. The roof was well sealed considering the disused nature of the building and the corrugated asbestos material offered no suitable crevices. The building was open internally and offered no suitable features within the interior of the roof structure and walls. See Appendix 8B for further details.

4.7.24 The site has been assessed as being of 'Site Value' for roosting bats following assessment (Wray et al 2010).

Foraging and Commuting Bats

4.7.25 The foraging and commuting habitat within the application site was assessed to be of 'Local Value' following assessment due to the previous records of day roosts pertaining to common pipistrelle (*Pipistrellus pipistrellus*) within wider land ownership at Manor Farm, it is considered likely that common and widespread bat species commute through the application site however due to the lack of vegetative diversity and linear habitat features such as hedgerows use of the habitats within the application site by bats is likely to be on an opportunistic basis as suitable connective habitat is present on adjacent land and the wider land ownership.

Evaluation

4.7.26 With the consideration of the above assessment and their conservation value, it is assessed that roosting bats are of 'Site' value, following the guidance detailed in 'Valuing Bats in Ecological Impact Assessment' (Wray, *et al.,* 2025).

Badger

4.7.27 The zone of influence relating to badgers was considered to be within the application site and the immediate connective habitat within 30m of the site boundary. Records relating to certain protected species including badger sett locations are sensitive in nature, and due to the risk of public interference are kept **confidential**. See Appendix 9 (**CONFIDENTIAL**) for further information.

Mammal Species of Principle Importance

4.7.28 The NERC Act 2006, Section 41 highlights 17 species of principle importance within England. Although these species were not surveyed directly as a result of their distribution and habitat preferences, evidence for activity by these species was searched for during the Phase 1 habitat and Phase 2 protected species surveys.

4.7.29 The data search from LRERC returned no MSPI records within 2km of the site boundary:

4.7.30 The zone of influence was considered to be within ecological connective habitat along the boundaries of the site, within 30m of the boundary.

Brown Hare

4.7.31 Although the wider landscape provides suitable habitat for brown hares, including arable and pastoral fields, the habitats within the site boundary were considered negligible to support brown hare therefore it is considered highly unlikely this species will be affected by works within the application site and as a result are not considered further

Western European Hedgehog

4.7.32 The site offered habitat capable of supporting foraging and commuting western European hedgehog, pertaining to the refuge areas including rubble piles linked to offsite hedgerows south of the application boundary.

Evaluation

4.7.33 The habitats on site were considered suboptimal for West European Hedgehog due to the sparsely vegetated nature of the habitats on site and refugia consisting of rubble and agricultural refuse ; however the habitats adjacent to the site boundary including scattered trees, grassland and hedgerows offered suitability to support this species and it is considered likely individuals may commute through the application site on an opportunistic basis. Overall, the habitats within the application boundary offered 'Site' value to this species group.

5 Assessment of Effects and Mitigation Measures

5.1 Proposed Development

5.1.1 The site is the subject of a full application seeking to facilitate the development of 3 new residential properties as well as associated access and gardens. It is understood that the proposals will involve the demolition of existing B9 and clearance of baseline hardstanding. Detailed design proposals are presented within Appendix 5 of this report.

5.1.2 There are opportunities for habitat creation within the south-western corner of the site where areas of open space have been proposed (Appendix 5).

5.1.3 Where evaluations within Section 4 have highlighted potential constraints to protected and notable species or habitats further assessment has been made to quantify the effect of the potential constraints. Notable plants, nesting birds, barn owl, brown hare, roosting bats and hedgehog are not considered further within this section as they not considered to be a constraint to the application.

5.2 Priority Habitats

5.2.1 Two parcels of priority habitat Deciduous woodland were returned within 1km of the site boundary, with the closest being located c.260m to the northwest of the site boundary. Due to distance and the nature of the proposed works, an adverse impact on the areas of priority habitat is not anticipated and as such not discussed further in this report.

5.3 Habitats

The developed land; sealed surface including hardstanding and a metal framed cattle shed (B9) covering the application boundary at the baseline assessment will be lost to facilitate the scheme; however, the site meets criteria for amendments to Statutory BNG requirements enacted from August 2026; whereby BNG does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below. No habitats are to be impacted, the annual vegetation species detailed in Appendix 2 are widespread and frequent throughout the site.

Biodiversity Impact Assessment

5.3.1 The site covers an area of less than 0.2ha, affects less than 15 square meters of habitat and contains no priority habitats within the redline boundary therefore is exempt from BNG subject to the 'de minimis' rule. Trading rules are automatically satisfied as a result and any soft landscaping or planting proposals outlined in Appendix 5 post development will result in a Positive (non-significant) impact.

5.3.2 Section 6 contains species specific enhancement outside of the remit of net gain, however a LEMP is recommended to ensure that any habitat enhancements are implemented to their full ecological potential.

Table 15: Proposed habitat retention, enhancement and creation for the scheme

Habitat Creation			
Main Habitats	**Area (ha)**	**Target Condition**	**Description**
Developed land; sealed surface	0.161	Very low	'Developed land; sealed surface' pertaining to proposed residential dwellings driveways, paved areas and access roads.
Vegetated garden	0.0252	Low	'Vegetated garden' pertaining to proposed private gardens.

5.4 Amphibians

5.4.1 The proposed works are set to be restricted to the hardstanding and steel framed cattle shed (B9). Suitable offsite habitat (including hedgerows) for GCN (and other amphibians) are set to be retained throughout the works with a suitable buffer (minimum c.20m). 6 records for GCN were returned within 2km of the site boundary, with the closest being over 0.5km from the application site furthermore; GCN are found in lower densities further from suitable habitat. Following the Rapid Risk Assessment Tool shown below it is considered that an offence if 'highly unlikely' on GCN, see Figure 3. As a result, it is considered that the works will result in a 'neutral effect' on GCN and other amphibians.

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)	No effect	0
Land >250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.005
Individual great crested newts	No effect	0
	Maximum:	0.005
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

Figure 3:Natural England Great Crested Newt Rapid Risk Assessment Tool

Mitigation Measures

5.4.2 Due to the above it was considered that the works can be conducted without the need for a Natural England Mitigation Licence of District Level Licence (DLL). However, due to the presence of suitable refugia onsite for GCN it is considered that appropriate measures should be put in place to safeguard any opportunistic amphibian species, via Reasonable Avoidance Measures (RAMs). This will be detailed within a CEMP and include the following:

- A toolbox talk must be given by the Ecological Clerk of Works (ECoW) to any staff or contractors completing these works. This must cover the legislation and prosecution types for the species and a guide on how to identify them.
- Refugia on site, such as woodpiles or deposited materials to be checked prior to being dismantled by hand. Must be undertaken when temperatures are over 5°C overnight and above 10°C during the day for at least five consecutive days immediately preceding works.
- Any building materials, such as bricks, stone, etc. will be stored on pallets to discourage herptiles from using them.
- Any spoil/waste materials will be stored in skips or similar containers rather than in piles on the ground.
- Any demolition materials will be stored in skips or similar containers rather than in piles on the ground.

5.4.3 If at any time GCN are found prior to or during the works, the works should stop immediately, and further advice should be sought from the Brindle & Green ecology team.

5.5 Reptiles

5.5.1 The proposed works are to be restricted to hardstanding and the existing cattle shed B9 with removal of refugia relating to agricultural rubble piles and sparse annual vegetation. Suitable habitat for reptiles (including scattered trees and hedgerows) offsite is set to be retained throughout the works with a suitable buffer (minimum c.20m). 8 records for grass snake (*Natrix helvetica*) were returned within 2km of the site boundary. It is considered that due to the ecological value of the habitats onsite and the matrix of habitat present in the wider landscape it is highly unlikely for the site to support a resident population of reptiles, however opportunistic individuals may utilise the refugia present within the application boundary. As a result, it is considered that the works will result in a 'neutral impact' on reptiles.

Mitigation Measures

5.5.2 In order to safeguard against any opportunistic reptile species, the measures detailed in paragraph 5.4.2 should be followed throughout the works. If at any time reptiles are found prior to or during the works, the works should stop immediately, and further advice sought from an ecologist.

5.6 Roosting Bats

5.6.1 The cattle shed (B9) was classed as having 'negligible' suitability for roosting bats. Whilst buildings present within the wider land ownership have been assessed to hold elevated suitability, the roosting value of onsite buildings is negligible. As such, the demolition of B9 to facilitate the proposed development is not anticipated to adversely impact bats on site, however mitigation measures detailed within 5.7 outline measure to support the conservation status of roosting bats present in the wider area.

5.7 Foraging and Commuting Bats

5.7.1 The site offers limited foraging and commuting value to bat species due to the absence of vegetative features, however known roost locations (Rammsanderson_2024 (Report Reference RSE_5354_R2_V1) present within the wider land ownership elevate the commuting value of the site. In the absence of appropriate mitigation, the behaviours of foraging and commuting bats could be adversely affected by disturbance as a result of artificial lighting used during the construction phase as well as post construction security lighting schemes. The potential indirect disturbance by light pollution is considered a 'probable negative (not significant) impact'. The retention of existing foraging sites and commuting pathways on site and within the local area would be desirable. Given the high mobility of bat species the impacts associated with the development are not considered to be long-term.

Mitigation Measures

5.7.2 To mitigate for any indirect impacts to the offsite buildings to the north and commuting routes, it is recommended that a RAMs are drafted and measures detailed within are implemented throughout the works. This will be produced via a CEMP. A RAMs will ensure indirect impacts are avoided or minimised, and it should include:

- Light levels – the light should be as low as Health & Safety permits, especially within or adjacent to habitats of value to bats. Any lighting used must be directional and positioned sympathetically to minimise light spill

onto trees, hedgerows and woodland habitats which are present within or directly adjacent to the wider ownership.

5.7.3 During construction, if flood lighting is required, this should be directional and positioned sympathetically to minimise light spill onto notable habitats, principally to the north, and should not exceed 1lux. It is recommended that the following considerations, detailed in Table 16, should be made within the scheme.

Table 16: Considerations to implement into the sensitive lighting scheme

Factor	Description
Type of lamp (light source)	The impact on bats can be minimised by the use of lighting of a warm white spectrum (<2700K) with a peak wavelength of <550nm. To reduce the impact of UV and blue light elements in lighting on the behaviour of night flying invertebrates and bats as a consequence, Light Emitting Diode (LED) luminaires are preferred. However low-pressure sodium lamps or high-pressure sodium instead of mercury or metal halide lamps are acceptable where glass luminaires are required such as street lighting due to the UV filtration characteristics of glass light glazing.
Luminaire and light spill accessories	Lighting should be directed to where it is needed, and light spillage avoided. This can be achieved by the design of the luminaire and by using accessories such as hoods, cowls, louvres and shields to direct the light to the intended area only. Accessories should only be used as a last resort in the event that lighting design cannot accommodate directional lighting. Additional planting can be implemented to further screen retained habitats from excess illuminance, or manmade features that are required as part of the works can be positioned so as to form a barrier.
Lighting column	The height of lighting columns in general should be as short as is possible as light at a low level typically reduces the ecological impact. However, there are cases where a taller column will enable light to be directed downwards at a more acute angle and thereby reduce horizontal spill. For exterior lighting associated with the residential development this can take the form of low-level lighting that is as directional as possible and below 3lux at ground level. The acceptable level of lighting may vary dependent upon the surroundings and on the species of bat affected.
Predicting where the light cone and spill will occur	Lighting design should be informed by a suitably qualified ecologist inputting into a lighting strategy and contour plans which produce an image of the site in question, showing how the area will be affected by light spill when all the factors of the lighting components listed above are taken into consideration. This should be a useful tool to inform the mitigation process.
Light levels	The light should be as low as guidelines permit. If lighting is not needed, then it shouldn't be used.
Timing of lighting	The times during which the lighting is on should be limited to provide some dark periods, particularly during the peak in bat activity (20.00 – 23.00hrs between April and September).

5.7.4 As a result of the above, it is considered that in the proposed works will result in a 'neutral' effect' on a receptor of 'Local' value.

5.8 Badgers

5.8.1 Certain protected species including badger sett locations are sensitive in nature, and due to the risk of public interference are kept confidential. A discussion on impacts to badger and suggested mitigation is included within **confidential** Appendix 9.

5.9 Mammal Species of Principle Importance

5.9.1 Whilst the site offers limited suitable refuge for western European hedgehogs, the location of the site within an arable landscape may result in individuals commuting through site on an opportunistic basis. The ground clearance works necessary to prepare the site could result in injury or death of these species of principle importance, and so without the implementation of the below mitigation measures, the proposed works in the short-term are likely to cause unlikely 'negative (not significant) effect'.

Mitigation Measures

5.9.2 In order to safeguard against any mammal species, the following must be implemented:

- Ramps within open excavations to avoid mammal entrapment (minimum a 45-degree angle and in place every 20-30m).
- Reduction in vehicle speed limits.
- Appropriate storage methods for potentially harmful chemicals.
- Cap any exposed pipes overnight and when contractors are off site.
- Removal of refugia suitable for hibernating individuals such as spoil or rubble piles, must be undertaken sensitively. During the key hibernation window, spoil piles should not be kept on site to avoid the risk of hibernating individuals seeking refuge.
- In the event that a hedgehog is found on site during construction works, the individual should be left to disperse on its own accord, if possible. Where an individual is at risk from immediate harm, it should be lifted and moved to a pre-determined vegetated habitat outside of the construction footprint.

5.9.3 Connectivity will be maintained within the application boundary through the inclusion of hedgehog highways between proposed resident plots. The inclusion of vegetative gardens will result in a net increase in suitable hedgehog habitat, and as such, it is considered that the proposed works will result in a 'positive effect' at the 'site' level.

5.10 Residual Effects of Proposed Development

5.10.1 The measures proposed within the above sections will mitigate all negative effects to a level where the constraint is not considered significant or negative in terms of EcIA. Upon completion there should be no adverse residual effects as a result of the development.

5.11 Cumulative effects

5.11.1 The mitigation and impact avoidance measures proposed for each ecological receptor should be secured through planning condition or obligation. At the time of writing there is one further consented development within the local area, as discussed below.

Table 17: Cumulative developments within 2km of the site boundary

Application Reference	Description and Impact	Distance	Status
21/00096/OUT	Land North Barton Road Barlestone – outline application for the erection of up to 55 dwellings approximately 1.8km from the application site. Due to the distance from of the application site it is considered unlikely that cumulative impacts will result as this scheme impacts small sections of hedgerow to facilitate access and modified grassland fields, habitats which are both locally frequent and considered in reporting associated with the application to be of low ecological value	1.8km E	Permitted

5.11.2 Mitigation provided as part of the development ensures that there will be either negligible effects or positive not significant effects for habitats and associated fauna. The additional housing provided by the application is not anticipated to increase the likelihood of cumulative impacts on local designated sites owing to the small scale of development.

6 Compensation, Enhancement and Monitoring

6.1 Compensation

6.1.1 Compensatory measures are not required within this scheme of works, because no significant residual or cumulative effects are anticipated as a result of the development.

6.2 Enhancement

6.2.1 In light of the NPPF that seeks net biodiversity gain within developments and the NERC act that stipulates an authority's duty to conserve and enhance biodiversity the following enhancements are suggested (all enhancements should be overseen by an appropriate experienced ecologist), see Table 18.

6.3 Monitoring

6.3.1 As a result of the low impact of the proposed development, no post construction monitoring is required.

Table 18: Ecological features and enhancement provisions to incorporated into the scheme

Ecological Feature	Enhancement Provision	Detail	Mechanism for Securing Provision
Bats	Boxes	Provide roosting provisions within at least 1 of the three new residential dwellings. During construction Habibat bat bricks should be positioned on elevations facing a south or south easterly direction at a height of above 4m.	Secured through an appropriately worded condition.
Habitats	Native planting	Native planting may be incorporated into the communal open space surrounding the dwellings to provide additional value for protected and notable species in the locality. Planting could incorporate native fruit bearing trees such as crab apple (*Malus sylvestris*) and wild cherry (*Prunus avium*)	
Birds	Boxes	A suite of integrated bird boxes comprising a mixture of Vivsra Pro 09 House Martin nest and Habibat Sparrow Boxes should be integrated into the north or north-easterly elevations of the new residential units across the site at 1:1 ratio (lost habitat to implemented bird box). The boxes should be positioned at a height of between 4 – 5m with an unobstructed flight line to and from the boxes throughout the year.	Secured through an appropriately worded condition.
Mammals	Hedgehog highways	If fencing is included within the proposed development, the inclusion of 'hedgehog highways' should be implemented into the design of the proposed gardens whereby a 13cm x 13cm hold should be cut into the base of fences creating a corridor across the site for hedgehogs.	Incorporated into the scheme.

7 Conclusions

7.1.1 In the absence of mitigation, the proposed development would have the potential to result in short-term negative effects significant at up to the 'Local' value. However, with the implementation of mitigation and precautionary measures, as proposed within this report, the development is not anticipated to result in any significant residual negative effect on important ecological features.

7.1.2 The implementation of enhancements listed within Section 6.2 would secure positive gains to local biodiversity when compared to the baseline ecological conditions of the application site.

7.1.3 The site is exempt from statutory biodiversity net gain however native planting within soft landscaping in shared open space between the dwellings should be implemented to result in a positive impact for biodiversity.

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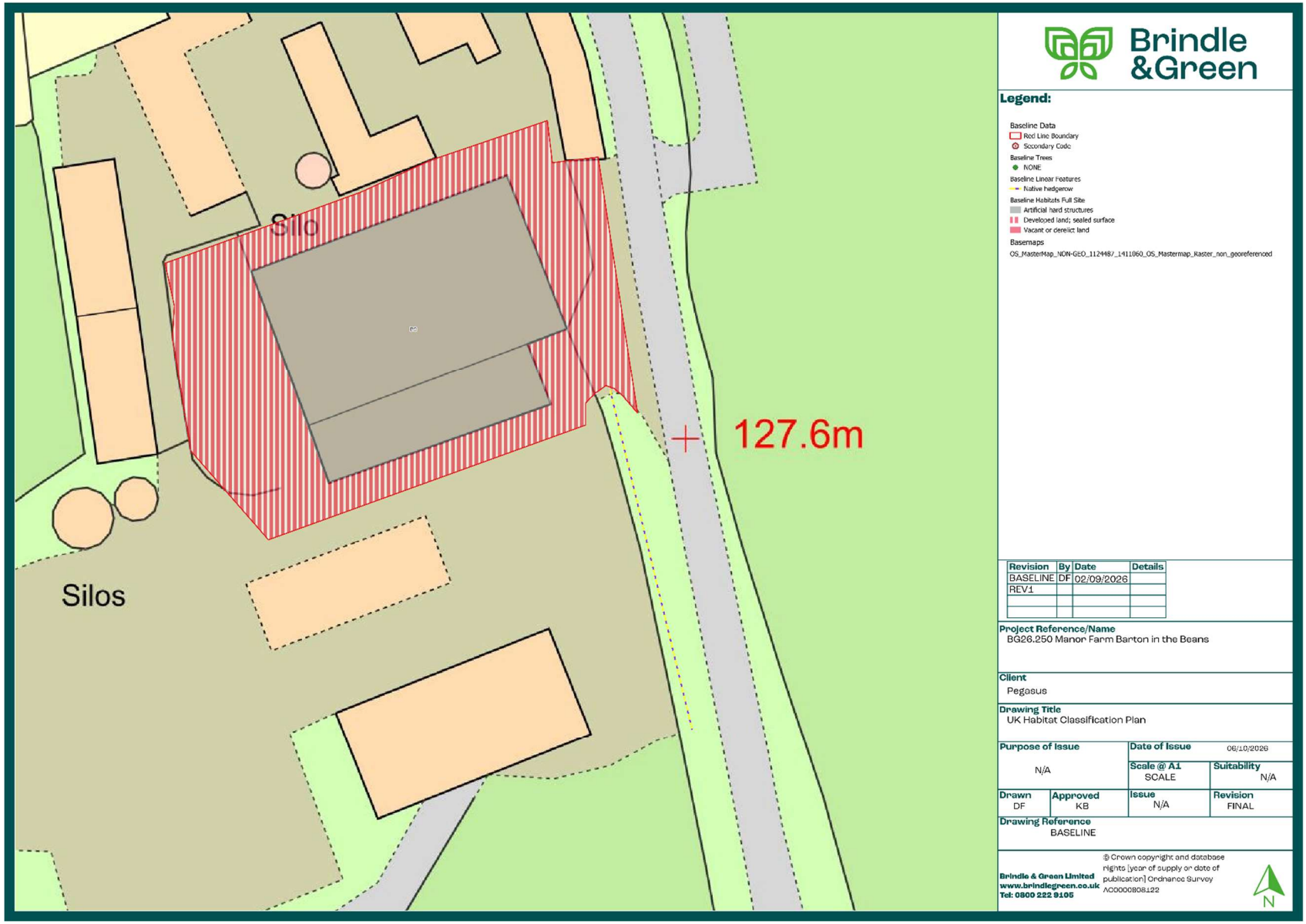
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Appendix 1 – UK Habitat Classification Map



Appendix 2 – Secondary Codes, Target Notes, Botanical Species List

Table 19: Secondary codes

Habitat Type	Habitat Reference	Secondary Code	Photograph
Developed Land; Sealed Surface	U1b	817 – industrial building	

Table 20: Target notes

Target note number	Description (inc. Grid Reference)	Photograph
1	Rubble and agricultural refuse piles providing suboptimal refuge for opportunistic reptiles and mammals SK	

Table 21: Plant Species List with DAFOR Scale per habitat parcel

Common Name	Scientific Name	Estimated Abundance (DAFOR)
Developed land sealed surface		
Nettle	*Urtica dioica*	R
Field poppy	*Papaver rhoeas*	R
Goosefoot	*Chenopodium album*	R
German chamomile	*Matricaria chamomilla*	R
Mayweed	*Anthemis cotula*	R
Annual meadowgrass	*Poa annua*	O
White clover	*Trifolium repens*	R
Pineapple weed	*Matricaria discoidea*	R

Scientific nomenclature follows Stace (2010) for vascular plant species and common names follow BSBI List of British & Irish Vascular Plants and Stoneworts.

Please note that this plant species list was generated as part of a UK Habitat Classification Survey and does not constitute a full botanical survey.

Abundance was estimated using the DAFOR scale as follows:

D = dominant, A = abundant, F = frequent, O = occasional, R = rare, LF = locally frequent

Appendix 3 – National Legislation and Local Planning Policy

Legislation

Articles of British wildlife and countryside legislation, policy guidance and both Local and National BAPs are referred to. The articles of legislation are:

- The Environment Act 2021
- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- Department for Communities and Local Government. National Planning Policy Framework (NPPF) (2026)
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC
- The Protection of Badgers Act 1992
- The Natural Environment and Rural Communities Act 2006 (including National and Local Biodiversity Action Plan (LBAP/HPI)
- Hedgerow Regulations 1997
- The Countryside and Rights of Way Act (CRoW) Act 2000

Environment Act 2021

An act to make provision about targets, plans and policies for improving the natural environment; for statements and reports about environmental protection; for the Office for Environmental Protection; about waste and resource efficiency; about air quality; for the recall of products that fail to meet environmental standards; about water; about nature and biodiversity; for conservation covenants; about the regulation of chemicals; and for connected purposes (UK Government, 2021).

The act also targets four key areas for the recovery of habitats. Additionally, it enables ministers to set legally binding long-term targets, the progress of which they are required to report to Parliament (UK Government, 2021).

Under the Act, all planning permissions granted in England (with some exemptions) except small sites will have to deliver at least 10% biodiversity net gain from February 2024 (UK Government, 2021).

National Planning Policy Framework

The NPPF (2026) Chapter 19 (Conserving and Enhancing the Natural Environment) set out the Government's policies to protect and enhance biodiversity through the planning system. Within this chapter there are four sections (N1, N2, N3 and N6) which correspond with biodiversity, see below a summary of each section:

- N1: Identifying environmental opportunities and safeguards

  "*Any development plans should safeguard and enhance the natural environment through the use of Local Nature Reserve Strategies, Protected Landscape Management Plans, River Basin Management Plans,*

National Forest Strategies, Community Forest Plans and other relevant evidence at the most appropriate level.

Any development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Local standards should not extend to categories of development which are exempt from statutory biodiversity net gain."

- N2: Improving the natural environment

  "*To contribute positively to the natural environment, and support nature's recovery.*

  If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.

  Development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, but this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decision makers should not give weight to other development plan policies which require biodiversity gains which go beyond the statutory framework, including where a policy requires gains for development proposals which are exempt."

- N3: Trees in new development

  "*In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment*."

- N6: Areas of particular importance for biodiversity and geodiversity

  "*A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if:*

  i. *There would be no adverse effect (either individually or in combination with other developments) on the site's features of special scientific interest; or*
  ii. *The benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or*
  iii. *The impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.*

  A site of local importance, which for the purpose of this policy is one designated as a Local Nature Reserve or identified as a local wildlife site, local geological site or equivalent in the development plan, should only be supported if:

i. There would not be a significant adverse effect on the integrity of the site; or

ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.

Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

This policy applies to development on land inside or outside a designated area, if it would have an impact on the identified biodiversity or geodiversity value of the area concerned."

Local Planning Policy

Relevant policies and text concerning ecological impact issues in connection with development proposals, include:

- Hinckley and Bosworth Local Plan 2020- 2039

A summary of local policies that are relevant to this application can be found in the following paragraphs.

Hinckley and Bosworth Local Plan 2020- 2039

Policy NAT01 Green Infrastructure states

"Development proposals will be supported which contribute to the growth and enhancement of the Borough's multi-functional green infrastructure network in line with the following requirements:

a) On-site green infrastructure requirements should be planned and designed from the outset as a network of multifunctional spaces which identify and respond to the sites local context. Proposals for green infrastructure will be expected to be designed in accordance with the 'Building with Nature' standards and be informed by the priority opportunities identified in the latest Borough Council Green Infrastructure Strategy.

b) The scheme identifies important local character features as a starting point for the green infrastructure proposals and incorporates them into the scheme to reference, reflect and enhance the local environment.

c) Proposals should ensure that green infrastructure is resilient to climate change; minimises the scheme's environmental impact with respect to air, soil, light, noise, and water; and enhances the quality of air, soil and water.

d) Development shall contribute to the green network through the integration of multi-functional green infrastructure into masterplans, or where it can be demonstrated to be more appropriate, through delivery of enhancements or expansion of the green network through off-site delivery, in accordance with the latest Borough Council Green Infrastructure Strategy. Proposals should take account of the existing on-and off-site green infrastructure assets and developments should demonstrate how the design and layout has been informed by and developed in response to these assets. e) Developers must consider the long-term management and maintenance of green infrastructure and should demonstrate how these considerations have informed site proposals. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements. Funding arrangements for delivery of the long-term maintenance requirements should be demonstrated to the local authority before construction starts, including measures to secure biodiversity through all phases and stages of the development."

Appendix 4 – Species Legislation, Guidance and Methodology

Designated Sites

Designated areas are Sites of Special Scientific Interest (SSSI) while others have been designated as having European protection status. Local authorities can also designate areas for nature conservation and in doing so may impose local authority byelaws to support local nature conservation objectives.

European designated status includes Special Protection Areas (SPAs) that preserve areas for birds and Special Areas of Conservation (SACs) which provides protection for habitats and the species which these habitats support.

Information of Designated Protected Areas is received through Ecological Data Searches and MAGIC Map searches.

Ecological Enhancement

In August 2026 the Department for Communities and Local Government published the National Planning Policy Framework (NPPF). This sets out planning policies on protection of biodiversity through the planning system. The document states - opportunities to incorporate biodiversity in and around developments should be encouraged.

For new buildings guidance such as in the following will be used:

- Williams, C. (2010) Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build. Riba Publishing.

Amphibians

The GCN and natterjack toad are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. The legislation protects these amphibians and their place of shelter or protection which may extend 500m from the breeding pond.

Great Crested Newt

The GCN, is fully protected under the Conservation of Habitat Regulations 2017 (as amended), making it an offence to intentionally or recklessly kill, injure, disturb or take GCN, intentionally or recklessly damage destroy or obstruct access to any place used by the animal for shelter or protection.

The legislation protects these amphibians and their place of shelter or protection which may extend 500m from the breeding pond. Sites should be considered suitable to support GCN if distribution and historical records suggest newts may be present, there is a pond within 500m of the development or the development site includes suitable terrestrial habitat refuges.

GCN site assessments are undertaken in accordance with:

- English Nature. (2001) Great Crested Newt Mitigation Guidelines. English Nature, Peterborough. And
- Langton T, Beckett C and Foster J (2001) Great Crested Newt Conservation Handbook. Froglife, Halesworth.

Prior to a site visit, a desk study pond search is undertaken. When searching for ponds, Brindle & Green apply a total of 4 sources to establish their location. The online sources used included: OS MAPPING VIA EMAPSITE, GOOGLE EARTH PRO, GOOGLE MAPS and MAGIC.

Each identified pond (access permitting) is subjected to a Habitat Suitability Index (HSI) assessment providing a score for each pond. This survey should be undertaken during the summer period to be fully accurate, however assumptions can be made out of season to guide survey recommendations.

Great Crested Newt Population Class Size

For the purposes of this assessment, the GCN population size have been based upon guidance published in Great Crested Newt Handbook. In accordance with these guidelines, population sizes have been assessed in accordance with the following thresholds.

Table 22: Great Crested Newt Population Class Size

Population Size	Peak Count Noted
Small	maximum counts up to 10
Medium	maximum counts between 11 and 100
Large	maximum counts over 100

Local Wildlife Site Criteria

A site should be selected as a LWS if it contains a population of any one amphibian species which meets the thresholds listed below or if it contains populations of two species at half the listed threshold.

Common Frog : 50 spawn clumps counted

Common Toad: 100 adults counted

Smooth newt: 30 adults trapped, netted or counted at night

Reptiles

Two species of reptile, the sand lizard and smooth snake, and their habitats are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. All other native British reptiles are protected against intentional killing and injury.

British reptiles are found in exposed, undisturbed areas, such as areas without cultivation with differing areas of grassland sward length. Suitable areas include abandoned sand quarries, fallow farmland land, heathland, post-industrial land, railway corridors etc. If these types of suitable features are found then further reptile surveys are recommended.

- Edgar P, Foster J and Baker J (2010) Reptile Habitat Management Handbook. Amphibian and Reptile Conservation, Bournemouth.
- Gent T and Gibson S (2003) Herpetofauna Workers Manual. JNCC, Peterborough.

Population Evaluation

In order to assess the value for any given reptile population, two assessment methodologies may be applied. Nationally, the guidelines for the selection of SSSI (JNCC, 1989) provide criteria for identifying nationally important populations for reptiles. The methodology developed by Froglife (1999) used in the identification of Key Reptile Sites can be used to evaluate reptile populations at a local or regional level.

To qualify for a Key Reptile Site, a site must meet at least one of the following criteria:

- Supports three or more reptile species.
- Supports two snake species.
- Supports an exceptional population of one species (see Table 2).
- Supports an assemblage of species scoring at least 4 (see Table 2).
- Does not satisfy any of the above but which is particular regional importance due to local scarcity.

Table 23: Key Reptile Site triggering criteria (extracted from Froglife, 1999)

Species	Low Population *Score 1*	Good Population *Score 2*	Exceptional Population *Score 3*
Adder	<5	5 - 10	>10
Grass Snake	<5	5 – 10	>10
Common Lizard	<5	5 – 20	>20
Slow Worm	<5	5 – 20	>20

Figures in the table refer to the maximum number of adults seen by observation and/or under tin, by one person in one day.

Bats

Roosting Bats

All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Areas of concern; can be encountered in many types of structure and care should therefore be taken when undertaking maintenance or demolition of suitable structures and trees.

Site assessments of buildings, commuting and foraging habitat and trees are undertaken in accordance with:

- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines, (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6 (Table 30, Table 31 and Table 32)

Preliminary Ecological Surveys look for evidence of bat presence such as feeding remains, bat droppings, roosting individuals and staining around potential access points. The suitability of site features are also assessed because absence of bat evidence, is not confirmation of a negative result.

Within trees, features searched for include; natural holes, woodpecker holes, cracks/splits in major limbs, loose bark, hollows, and dense cover of ivy over the tree. If evidence is found, or a building supports features conducive to supporting roosting bats then further presence/absence bat surveys and/or roost characterisation surveys will be recommended.

Table 24: Guideline for assessing the suitability of a structure to support roosting habitat amended from Collins, J (2023)

Category	Description of Roosting Habitat	Number of additional presence / absence surveys required
None	No habitat features on site likely to be used by roosting bats at any time of year (complete absence of potential roosting features).	None
Negligible Suitability	Suitable cavities may exist, but these are less than ideal. Uncertainty remains as bats can use these features on occasion.	None
Low Suitability	A structure with one or more potential roost sites that could be used by individual bats opportunistically. The feature and surrounding habitat do not provide enough shelter, conditions* space for larger roost types such as a maternity or hibernation roost.	One survey between May and August
Moderate Suitability	A structure considered to have one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions* and surrounding habitat but are unlikely to support a roost of high conservation status (With regard to roost type only – assessments are made irrespective of species conservation status, which is established after presence is confirmed).	Two surveys between May and September (with at least one survey undertaken between May and August). Surveys should be spaced at least 3 weeks apart.
High Suitability	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions* and surrounding habitat.	Three surveys between May and September (with at least two surveys undertaken between May and August). Surveys should be spaced at least 3 weeks apart.
Confirmed	This category is where positive evidence of bats has been recorded. For example, bats are found; bat droppings may be present at a suitable location for roosting bats; existing bat records may be associated with the structure.	
* In this context conditions refers to the level of disturbance, light, height above ground, temperature, and humidity etc		

Table 25: Guideline for assessing the suitability of a tree to support roosting habitat amended from Collins, J (2023)

Category	Description	Survey Effort to Establish the Presence/Absence of Bats
INITIAL STAGE (Site Scoping/PEA/PRA)		
NONE	Either no PRFS in the tree or unlikely to be any	None
FAR	Further assessment required to establish if PRFs are present in the tree	Ground Level Tree Assessment (GLTA) to further assess suitability
PRF	A tree with at least one PRF present	Ground Level Tree Assessment (GLTA) to further assess suitability
DETAILED STAGE (PEA/PRA/GLTA)		
PRF - I	PRF only suitable for individual bats or small numbers of bats due to size or lack of suitable surrounding habitats	None – precautionary method of works for removal and provision of roosting compensation
PRF - M	PRF suitable for multiple bats and may therefore be used by a maternity colony	Three Climbing inspection surveys for features to be undertaken May to September with at least 2 May to August. Surveys should be 3 weeks apart. If climbing and inspection not possible, 3 dusk emergence surveys with NVAs (Night Vision Aids) to be undertaken May to to September with at least 2 May to August. Surveys should be 3 weeks apart. Should a maternity colony be confirmed less invasive methods, such as dusk emergence survey with NVAs should employed.
Known roost	Known roost present through local records, evidence, sightings, etc	Three Climbing inspection surveys for features to be undertaken May to September with at least 2 May to August. Surveys should be 3 weeks apart. If climbing and inspection not possible, 3 dusk emergence surveys with NVAs (Night Vision Aids) to be undertaken May to to September with at least 2 May to August. Surveys should be 3 weeks apart. Should a maternity colony be confirmed less invasive methods, such as dusk emergence survey with NVAs should employed.

Foraging and Commuting Bats

Habitat features on site are assessed for their suitability to support foraging and commuting bat populations. This assessment is independent from the suitability of the site to support roosting bats and provides information on the likeliness of bat foraging activity within the local environment, and the dependence of individuals on these features for commuting to alternative roosting sites, foraging and migration.

Table 26: Potential suitability of foraging and commuting habitat within an application boundary. Features should be assessed following this guide and professional judgement. Adapted from Collins, J (2023)

Category	Description of commuting and foraging habitat	Survey effort to establish the value of commuting and foraging habitat**
Negligible Suitability	Negligible habitat features on site likely to be used by commuting or foraging bats.	None
Low Suitability	Habitat which could be used by low numbers of commuting bats such as an isolated gappy hedgerow, or an unvegetated stream unconnected to suitable habitat in the wider environment. Suitable, yet isolated habitat that could be used by foraging bats such as individual trees, or a patch of scrub.	Nighttime bat walk (NBW) survey: One survey visit per active season (Spring – April/May, Summer (June/July/August) – autumn – September/October). AND Static automated surveys: Data to be collected over a five-night period, per season. (Spring – April/May, Summer (June/July/August) – autumn – September/October).
Moderate Suitability	Continuous habitat connected to the wider landscape that could be used by commuting bats, notably tree lines, hedgerows or linked back gardens. Habitat that is connected to the wider landscape which could be used by bats for foraging such as trees, open water, scrub or grassland.	Nighttime bat walk (NBW) survey: One survey visit per active season (Spring – April/May, Summer (June/July/August) – autumn – September/October). AND Static automated surveys: Data to be collected over a five-night period, per month (April to October)
High Suitability	Continuous, High-quality habitat that is well connected to the wider landscape which is considered to be highly conducive to commuting bats including river valleys, stream, hedgerows, and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree lined watercourses, and grazed parkland. Site is close to and connected to known roosts.	Nighttime bat walk (NBW) survey: One survey visit per active season (Spring – April/May, Summer (June/July/August) – autumn – September/October). AND Static automated surveys: Data to be collected over a five-night period, per month (April to October)
** This is only a guide for survey effort required, the complexity of the site and the proposed disturbance / loss of features will determine the extent of works required on a site by site basis		

Assessing Value of Bat Roosts, Commuting Routes, and Foraging Areas

The framework used to value bat roosts, commuting routes and foraging areas follows the approach detailed in Wray, *et al.* (2010). In the EcIA guidelines, valuation involves assigning a receptor to a geographic frame of reference (i.e. International, UK/National, Regional, County, and District, Local or Parish) so that the level of weight or importance attached to any impact can be appropriately assessed (Wray, *et al.*, 2010).

To inform the valuing criteria, each bat species has been defined into their relative rarity (common, rarer, or rarest) based on the known distribution and population size in the UK, see table below.

Table 27: Categorising bats by distribution and rarity (Wray*, et al.,* 2010)

Rarity within range	England	Wales	Scotland	Northern Ireland

Rarest (popn. Under 10,000)	Greater horseshoe[1] Bechstein's[2] Alcathoe[3] Barbastelle[5] Grey long-eared[6]	Greater horseshoe Whiskered[7] Brandt's[8] Bechstein's Alcathoe Noctule[9] Nathusius's pipistrelle[10] Serotine[11] Barbastelle	Whiskered Brandt's Alcathoe Noctule Nathusius's pipistrelle Leisler's[12]	Whiskered
Rarer (popn. 10,000 – 100,000)	Lesser horseshoe[13] Whiskered Brandt's Daubenton's[14] Natterer's[15] Leisler's Noctule Nathusius's pipistrelle Serotine	Lesser horseshoe Daubenton's Natterer's Brown long-eared[16]	Daubenton's Natterer's Brown long-eared	Daubenton's Natterer's Leisler's Nathusius's pipistrelle Brown long-eared
Common (popn. Over 100,000)	Common pipistrelle[17] Soprano pipistrelle[18] Brown long-eared	Common pipistrelle Soprano pipistrelle	Common pipistrelle Soprano pipistrelle	Common pipistrelle Soprano pipistrelle
Notes: [1]*Rhinolophus ferrumequinum*; [2]*Myotis bechsteinii*; [3]*Myotis alcathoe*; [4]*Myotis myotis*; [5]*Barbastella barbastellus*; [6]*Plecotus austriacus*; [7]*Myotis mystacinus*; [8]*Myotis brandtii*; [9]*Nyctalus noctula*; [10]*Pipistrellus nathusii*; [11]*Eptesicus serotinus*; [12]*Nyctalus leisleri*; [13]*Rhinolophus hipposideros*; [14]*Myotis daubentonii*;[15]*Myotis nattereri*; [16]*Plecotus auritus60*[17]*Pipistrellus pipistrellus*; [18]*Pipistrellus pygmaeus*				

Valuing Commuting Routes

When valuing commuting routes, the rarity of the species involved, the approximate numbers of bats using them (based on survey data), the proximity of known roosts, and the nature and complexity of linear features in the landscape are all taken into account to put the bat activity recorded into context. The table below provides scores for each of these factors. One score is taken from each column, depending on the 'best fit' for the situation and they are added together to give a total score (Wray, *et al*., 2010).

Table 28: Valuing commuting routes (Wray, *et al*., 2010)

Species	Number of bats	Roosts/potential roosts nearby	Type and complexity of linear features
Common (2)	Individual bats (5)	None (1)	Absence of other linear features (1)
-	-	Small number (3)	Unvegetated fences and large field sizes (2)
Rarer (5)	Small number of bats (10)	Moderate number/not known (4)	Walls, gappy or failed hedgerows, isolated well-grown hedgerows, and moderate field sizes (3)
-	-	Large number of roosts, or close to a SSSI for the species (5)	Well-grown and well-connected hedgerows, small field sizes (4)
Rarest (20)	Large number of bats (20)	Close to or within a SAC for the species (20)	Complex network of mature well-established hedgerows, small fields, and rivers/streams (5)

Valuing Foraging Routes

Similarly, when valuing foraging areas, the rarity of the species, the approximate number of bats using them (based on survey data), the proximity of known roosts, and the landscape-scale foraging opportunities available are all taken into account. The table below provides scores for each of these factors, using the same approach as described for commuting routes above.

Table 29: Valuing foraging routes (Wray, *et al.,* 2010)

Species	Number of bats	Roosts/potential roosts nearby	Foraging habitat characteristics
Common (2)	Individual bats (5)	None (1)	Industrial or other site without established vegetation (1)
-	-	Small number (3)	Suburban areas or intensive arable land (2)
Rarer (5)	Small number of bats (10)	Moderate number/not known (4)	Isolated woodland patches, less intensive arable and/or small towns and villages (3)
-	-	Large number of roosts, or close to a SSSI for the species (5)	Larger or connected woodland blocks, mixed agriculture, and small villages/hamlets (4)
Rarest (20)	Large number of bats (20)	Close to or within a SAC for the species (20)	Mosaic of pasture, woodlands and wetland areas (5)

Table 30: Scoring system for valuing commuting and foraging bats (Wray, et al., 2010)

Geographic Frame of Reference	Score
International	>50
National	41 – 50
Regional	31 – 40
County	21 – 30
District, Local or Parish	11 – 20
Not Important	1 – 10

Assessing the Importance of the Bat Assemblage

Sites of importance to bats often support several species, and it can be helpful to consider the importance of the assemblage as a whole. Assigning a level of importance to an assemblage follows the methodology detailed in Reason and Wray (2025). This approach has been developed to reflect geographic variations in species distributions. To determine the maximum possible score any site could achieve, a score is assigned to each species that could be present (see Table 37). The sum of the species recorded on site then allows you to determine which geographic level the site meets (Reason and Wray, 2025).

Table 31: Assessing the importance of a bat assemblage, extracted from Reason and Wray (2023)

Rarity within range	South-west England & South Wales		Southern England		South-Eastern/East Anglia to The Wash		North/mid-Wales		Central England/ Midlands	
Widespread all geographies [Score 1]	*Ppip* *Ppyg* *Paur*	Score 3	*Ppip* *Ppyg* *Paur*	Score 3	*Ppip* *Ppyg* *Paur*	Score 3	*Ppip* *Ppyg* *Paur*	Score 3	*Ppip* *Ppyg* *Paur*	Score 3
Widespread in many geographies, but not as abundant in all [Score 2]	*Mmys* *Mbra* *Mdau* *Mnat* *Nnyc*	Score 10	*Mmys* *Mbra* *Mdau* *Mnat* *Nnyc*	Score 10	*Mdau* *Mnat* *Nnyc*	Score 10	*Mmys* *Mbra* *Mdau* *Mnat* *Nnyc*	Score 10	*Mmys* *Mbra* *Mdau* *Mnat* *Nnyc*	Score 10
Rarer or restricted distribution [Score 3]	*Rhip* *Eser* *Nlei* *Pnat*	Score 12	*Malc* *Eser* *Nlei* *Pnat*	Score 12	*Mmys* *Mbra* *Eser* *Nlei* *Pnat*	Score 15	*Rhip*	Score 3	*Eser* *Nlei* *Pnat*	Score 9
Rarest Annex II species and very rare [Score 4]	*Rfer* *Mbec* *Bbar* *Paus*	Score 16	*Rfer* *Rhip* *Mbec* *Bbar* *Paus*	Score 20	*Bbar*	Score 4	*Rfer* *Bbar* *Eser* *Nlei* *Pnat*	Score 20	Bbar	Score 4
Thresholds	Max. possible	41	Max. possible	45	Max. possible	28	Max. possible	36	Max. possible	26
County importance threshold: 45%	County	18	County	20	County	13	County	16	County	12
Regional importance threshold: 55%	Regional	23	Regional	25	Regional	15	Regional	20	Regional	14
National importance threshold: 70%	National	29	National	32	National	20	National	25	National	18

Rarity within range	Northern England		Southern Scotland		Northern Scotland		Northern Ireland	
Widespread all geographies [Score 1]	*Ppip* *Ppyg* *Paur*	Score 3	*Ppip* *Ppyg*	Score 2	*Ppip* *Ppyg*	Score 2	*Ppip* *Ppyg* *Paur*	Score 3
Widespread in many geographies, but not as abundant in all [Score 2]	*Mmys* *Mbra* *Mdau* *Mnat* *Nnyc*	Score 10	*Mdau* *Mnat* *Paur*	Score 6	*Mdau* *Mnat* *Paur*	Score 6	*Mdau* *Mnat* *Nlei* *Paur*	Score 8
Rarer or restricted distribution [Score 3]	*Malc* *Nlei* *Pnat*	Score 9	*Mmys* *Nnyc* *Nlei* *Pnat*	Score 12	*Pnat*	Score 3	*Mmys* *Pnat*	Score 6
Rarest Annex II species and very rare [Score 4]	-	-	*Mbra*	Score 4	-	-	-	-
Thresholds	Max. possible	22	Max. possible	24	Max. possible	11	Max. possible	17
County importance threshold: 45%	County	10	County	11	County	5	County	8
Regional importance threshold: 55%	Regional	12	Regional	13	Regional	6	Regional	9
National importance threshold: 70%	National	15	National	17	National	8	National	12

Badgers

Badgers are protected under the Protection of Badgers Act 1992. It is illegal to wilfully kill, injure, disturb or take any badger, or attempt to do so and it is an offence to intentionally or recklessly damage, destroy, or obstruct access to any part of a badger sett.
Site assessments are undertaken in accordance with:

- Harris S, Cresswell P and Jefferies D (1989). Surveying Badgers.

During the PEA, the site and the 30-metre zone of Influence considered for this species are searched for evidence of badger activity. The surveyor will identify evidence of activity, or habitat suitability for this protected species. Even If no evidence of badger activity is found, if local conditions suggest that the habitat may be suitable for badger, further surveys will be recommended.

Identification of Setts

Any holes discovered were categorised into sett types using the following criteria, quoted from Natural England guidance (Harris, *et al*., 1989), see Table 34.

Table 32: Identifying sett classifications

Sett Classification	Description
Main Setts	Usually appear well-used, well established and have a large number of holes. Big spoil heaps, often with piles of old bedding are located outside. Main setts tend to have well-worn paths between the sett and foraging areas, and between sett holes. They are generally considered to be breeding setts and are often in use all year round. A social group of badgers will only have one main sett within their territory.
Annexe Setts	Always close to a main sett and are usually connected by one or more obvious well-worn paths. They consist of several holes but are not necessarily in use the whole time, even if the main sett is very active. Should a second litter of cubs be born within the social group, they are likely to be raised within an annexe sett.
Subsidiary Setts	Often these setts have very few holes, are usually at least 50m from a main sett and do not have an obvious path connecting them with another sett. Subsidiary setts are not continuously active.
Outlying Setts	Usually comprising one or two holes with very little spoil outside (thus indicating that the tunnel system underground is not extensive), outlying setts have no obvious path connecting them with another sett and are used only sporadically.

Table 33: Level of activity at each sett

Level of Activity	Description
Well-used	Entrances contain no debris or vegetation, are obviously regularly used and often show signs of having been recently excavated.
Partially used	Entrances not in regular use and which may have debris (twigs, leaves, moss etc) around the entrance. However, they could potentially be used regularly in the future with minimal clearance necessary.
Disused	Entrances that show signs of not having been in use for a considerable period of time and would not be used again without extensive clearance by a badger.

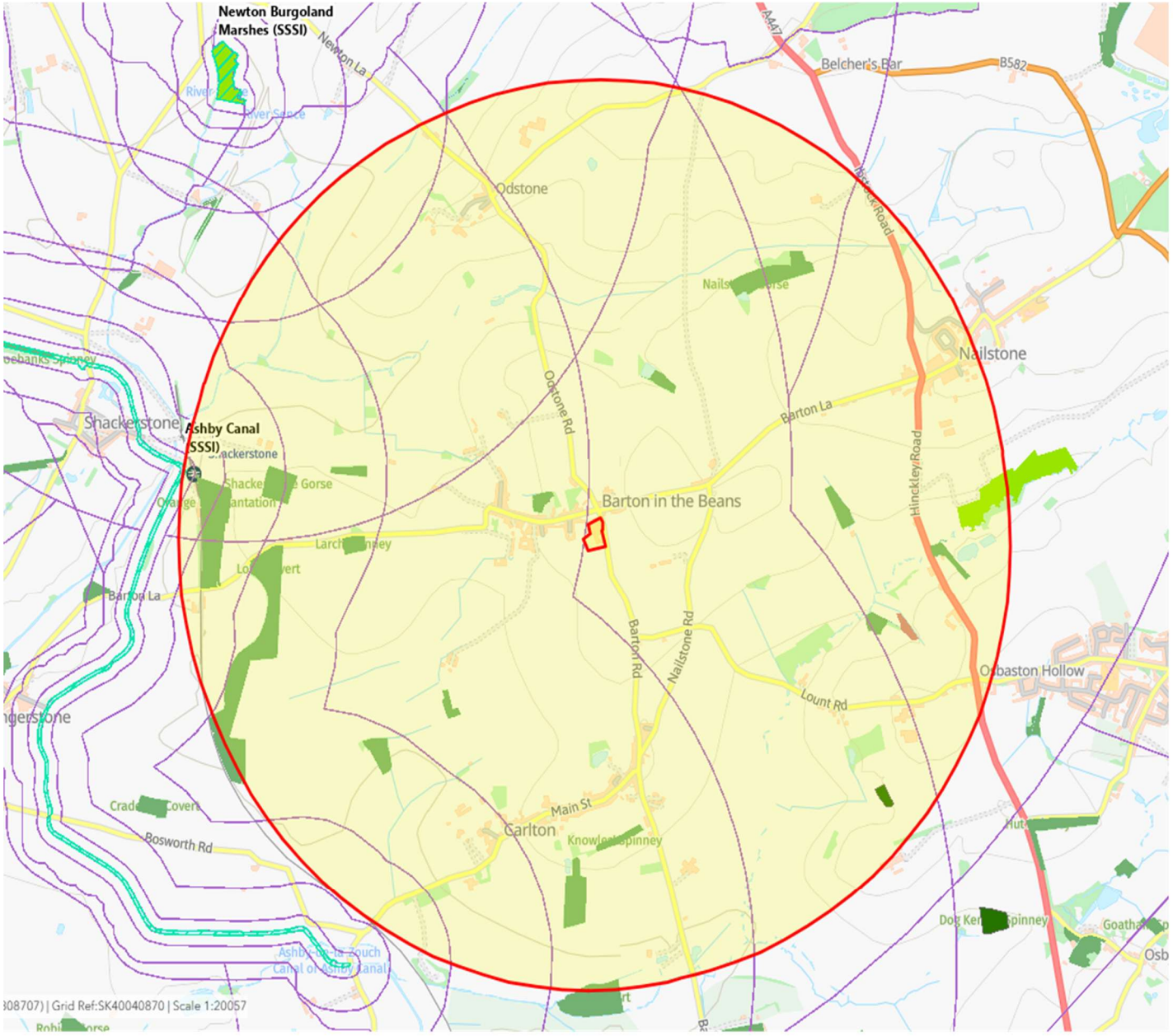
Hedgehog

Hedgehogs are listed as a Species of Principle Importance for the purposes of conserving biodiversity in England under S41 of the NERC Act 2006. They are also partially protected under Wild Mammals Protection Act 1996 and Section 11(1) of Schedule 6 of the Wildlife & Countryside Act 1981 (as amended), making it an offence to kill or take a hedgehog by certain methods

Appendix 5 – Proposed Plans



Appendix 6 – MAGIC data



Magic

Designations

Land-Based Designations

Statutory

Local Nature Reserves (England)

Local Nature Reserves (England)

Sites of Special Scientific Interest (England)

Sites of Special Scientific Interest (England)

SSSI Impact Risk Zones - for LPAs to determine likely impacts on terrestrial SSSIs and when to consult Natural England

Habitats and Species

Habitats

Grassland

Priority Habitat Inventory - Lowland Meadows (England)

Wetland

Priority Habitat Inventory - Lowland Fens (England)

Woodland

Ancient Woodland - Revised COMPLETED COUNTIES (England)

Woodland Status

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Ancient Wood Pasture
- Infilled Ancient Wood Pasture

Priority Habitat Inventory - Deciduous Woodland (England)

Appendix 7 – Ecological Data Search Information

Table 34: Full list of non-statutory designated sites within 2km of the site boundary.

Site Name	Grid Reference	Status	Reason for Designation	Distance from site
Internationally Designated Sites				
River Mease	**SK260114**	**SAC**	**The River Mease is a good example of a riverine population of spined loach Cobitis taenia. It is a small tributary of the River Trent and has retained a reasonable degree of channel diversity compared to other similar rivers containing spined loach populations. It has extensive beds of submerged plants along much of its length which, together with its relatively sandy sediments (as opposed to cohesive mud) provides good habitat opportunities for the species. The coarse bed sediments and submerged macrophytes is also important for bullhead *Cottus gobio***	**6.8km NE**
Statutory Sites				
Ashby canal	SK 37943 06309	SSSI	The Ashby Canal supports communities of aquatic and emergent plants that are representative of eutrophic standing water bodies in the English lowlands. The diversity of aquatic plants and invertebrates makes this one of the most important water bodies of its type in the East Midlands.	2km W
Non-Statutory Sites				
Barton Crossroads Ash	SK398064	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.1km N of site
Barton in the Beans Ash	SK39880607	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.2km W of site
Barton Baptist Chapel Bistort Marsh	SK396064	LWS	Wet grassland; Persicaria bistorta	0.2km W of site
Nailstone Pond	SK404064	LWS	Pond with Potamogeton natans and Red Data Book species.	0.58km E of site
Bufton Lane hedge (south)	SK402058	LWS	Hedgerow – data search did not provide further information regarding the LWS met for designation	0.5km S of site
Bridleway Oak, Odstone Road	SK39580682	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.5 km N of site
Bridleway Willow, Odstone Road	SK39550681	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.5 km N of site
Carlton to Nailstone roadside hedgerow (west)	SK402056	LWS	Hedgerow – data search did not provide further information regarding the LWS met for designation	0.6km SE of site
Green Lane, Shackerstone and Nailstone boundary	SK403070	LWS	Hedgerow – data search did not provide further information regarding the LWS met for designation	0.6km NNE of site

Site Name	Grid Reference	Status	Reason for Designation	Distance from site
Oak, Carlton to Nailstone road	SK40320579	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	0.6km SE of site
Barton Road hedgerow (west side)	SK396075	LWS	Hedgerow – data search did not provide further information regarding the LWS met for designation	1.1km N of site
Oak 2, Parish boundary	SK39000541	LWS	Mature oak associated with historic parish boundary	1.2km N of site
Barton Road hedges and Willow	SK396076	LWS	Hedgerow and mature tree– data search did not provide further information regarding the LWS met for designation	1.2km N of site
Ash, Parish boundary	SK38950539	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	1.29km SW of site
Oak 1, Parish boundary	SK38940538	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	1.3km SW of site
Hollow Ash, Carlton	SK39710487	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	1.4km SW of site
Stream at Spinney Grange, Carlton	SK406047-SK406	LWS	Stream with gravel substrate, riffle & pool system, trees with exposed roots & overhanging branches.	1.7km SW of site
Nailstone, Ibstock Rd hedge	SK414071	LWS	Hedgerow – data search did not provide further information regarding the LWS met for designation	1.7km NE of site
Ashby Rd (A447) hedges, near Nailstone	SK4107	LWS	Hedges cannot be surveyed to LWS standard, due to dangerous highway, but are species-rich and estimated to be 5/6 spp/30m, with ditch and trees	1.8km NE of site
Green Lane Crack Willow	SK40370819	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	1.9km N of site
Ash along stream, Odstone	SK38750790	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	1.9km N of site
Green Lane Ash	SK40380823	LWS	Mature tree – data search did not provide further information regarding the LWS met for designation	1.9km N of site
Pond at Spinney Grange, Carlton	SK403043	LWS	Pond with Potamogeton natans and emergent vegetation.	1.9km S of site

Appendix 8 – Protected Species Surveys

Appendix 8A: Amphibians

Figure 4: Pond locations within the zone of influence

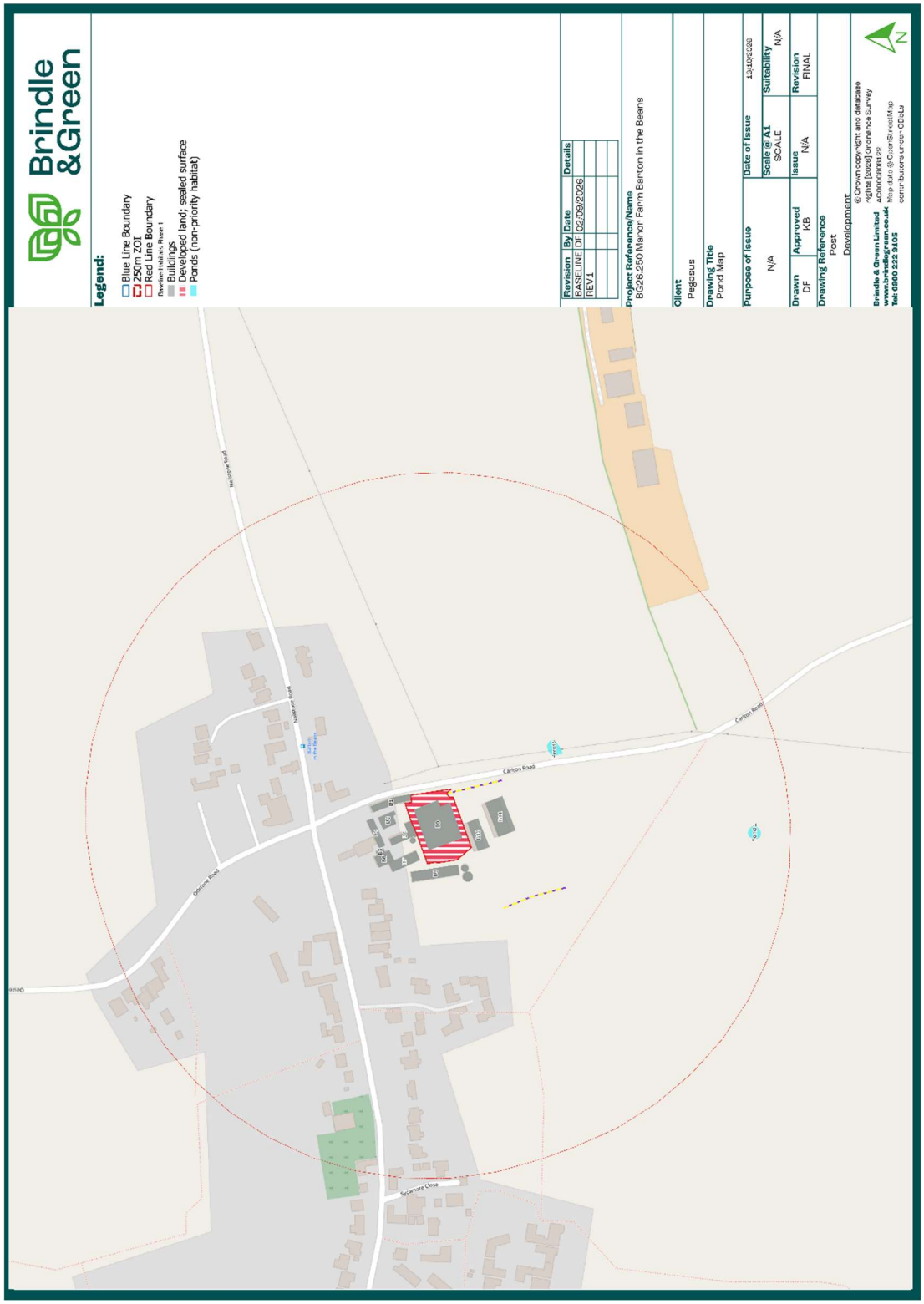


Table 35: Pond locations and suitability for GCN. Detailed HSI scoring of each pond can be found in Table 40

Pond No.	Grid Ref.	Description and HSI Score	Distance from Site	Photograph
1	SK 39884 06076	Dry at the time of the HSI assessment with no evidence of a depression capable of holding water and no marginal vegetation nearby	220m south	

Pond No.	Grid Ref.	Description and HSI Score	Distance from Site	Photograph
2	SK 39950 06226	Pond dries annually, 70% shading good terrestrial and marginal vegetation, fish and waterfowl appeared absent	86m south	

Table 36: Habitat Suitability Index assessment for GCN

W	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	T
P1	**Dry at the time of the survey- no pond visible**										
P2	1	0.2	0.1	0.33	0.7	1	1	0.8	0.33	0.8	**0.50**

Key:
W = Waterbody S1 = Location S2 = Pond Area S3 = Pond Permanence S4 = Water Quality S5 = Shade S6 = Water Fowl S7 = Fish S8 = Pond Numbers S9 = Terrestrial Habitat Quality S10 = Macrophyte Coverage T = Total HSI Score
Total HSI Score = (S1 x S2 x S3 x S4 x S5 x S6 x S7 x S8 x S9 x S10) $^{1/10}$

Appendix 8B: Roosting Bats

Preliminary Roost Assessment

Table 37:Structures with bat roosting potential

Confirmed	High	Moderate	Low	Negligible	None

Building Number	Description	Bat Evidence / potential Roosting Features (PRFs)	Roost Suitability
B9	External: Portal frame cattle shed, featuring steel beams. The building supported concrete block walls to the wall base and timber slats to walls, up to the roof. Roof was corrugated asbestos with steel and timber beams present and Perspex skylights on the northern and southern elevations. The western elevation consisted of a full height concrete block wall and the eastern elevation was largely open with double door openings secured by galvanised gates	External: – No PRFS identified	Negligible
	Internal: A mezzanine was present within B1 to the eastern elevation. Building was open to the apex.	Internal: – No PRFS identified No evidence of previous bat activity was recorded during the assessment.	

Appendix 9 – Confidential Badgers

This section of the report is CONFIDENTIAL and in the interests of wildlife conservation this report should not be released into the public domain.

Desk Study

9.1.1 The desk study returned 18 records of badgers within 2km of the site. In order to simplify the results, only records of species from the last 10 years are shown. One record pertains to a sett approximately 20m from the western extent of the redline boundary within the wider context of Manor Farm (Table 38). This sett was previously recorded in the 2018 Preliminary Ecological Appraisal completed by Forest Fauna Ecology, please refer to Figure 5 of this Appendix.

Table 38: **Confidential** badger records

Species	Grid Reference	Date	Description
Badger	SK39840630	03/03/2016	Sett with 8 entrance holes counted, 2 partially active (with fresh diggings) and 6 not in use.30m west of application site
Badger	SK394071	07/06/2020	used latrine pits 0.8km north of application site
Badger	SK394071	07/06/2020	used latrine pits 0.8km north of application site
Badger	SK4106	21/04/2020	Record: Footprints. 1.6km east of application site
Badger	SK397045	07/12/2016	Partially active subsidiary sett with 3 entrances; 2 of which were disused 1.7km south of application site
Badger	SK397045	07/12/2016	Main sett pertaining to 8 holes and surrounded by field signs including bedding, snuffle holes, latrines. 2 holes disused 1.7km south of application site
Badger	SK4105	09/05/2020	Record: Active outlier sett under & inside the farm building. 5 entrances. 1.6km east of application site
Badger	SK4105	25/03/2020	Record: Road casualty. Also reported to Leicestershire & Rutland Badger Group and the Badger Trust. 1.6km east of application site
Badger	SK4105	22/11/2023	Road casualty. [Online Record] 1.6km east of application site
Badger	SK417065	05/06/2023 to 06/06/2023	Active outlier sett 1.8km east of application site
Badger	SK4107	27/04/2020	Record: Road casualty 2km east of application site

Methodology

Camera Trapping Surveys

9.1.2 Camera traps (Spypoint Force 48) were set up to take photos and videos of the corridor to the west of offsite building (B8) – where the previous PEA by Fauna Forest Ecology had identified a sett on the boundary of Manor Farm ownership to identify if the area was being used by badgers.

9.1.3 The camera was deployed on 20/07/2026 and subsequently checked on 30/07/2026 and 06/08/2026 before being collected on the 13/08/2026, monitoring for a period of 21 days

Results

Habitat Assessment

9.1.4 The hardstanding within the redline boundary was not considered suitable habitat for sett building or foraging badgers, however due to the arable field margins, grassland and hedgerow habitats within the wider land ownership and zone of influence, it is anticipated that forging and commuting badgers will pass through the redline boundary on an opportunistic basis.

Badger Walkover Survey

9.1.5 The previous PEA completed by Fauna Forest Ecology in 2018 identified a badger sett within the zone of influence of the application site; situate approximately 20m west of the redline boundary.

9.1.6 The updated PEA in August 2026 found no evidence of recent or active sett building activity on site or within the zone of influence. Evidence of badger activity was limited to foraging activity and push throughs within the hedgerow to the southeast of the redline boundary, detailed in Table 39 (Figure 4) and a single latrine approximately 65m southwest of the application boundary.

9.1.7 No other evidence of badger activity was noted during any of the site visits, and no other badger setts were observed.

Camera Trapping Results

Offsite sett

9.1.8 The previously recorded location of a badger sett on the western extent of the zone of influence (Figure 5) hosted no clear mammal holes at the time of the updated walkover in July 2026, given the Forest Funa Ecology report from 2018 noted the sett extended underneath B8; cameras were deployed on an area of bare ground between the western elevation of B8 and the boundary of land ownership. The area was monitored for >21 nights, between July and August 2026, badgers were seen commuting to the west on four nights throughout this period (Table 40). Of these, no evidence of sett building behaviour such as excavation, scent marking or moving bedding was observed.

9.1.9 In summary, a single badger (uncertain if it could be the same badger) was seen moving through the western periphery of Manor Farm, at the edge of the zone of influence, on an episodic basis. However, no evidence of resident badgers was identified on site or within the zone of influence.

Table 39: **Confidential** evidence of field signs from badger walkover

Image	Description
Photograph 1	
	Badger latrine located outside of the zone of influence, approximately 65m southeast of the application boundary SK 39927 06249
Photograph 2	
	Mammal push through in hedgerow approximately 40m southeast of the application boundary SK 39923 06268

Image	Description
Photograph 3	
	Mammal push through in hedgerow approximately 50m southeast of the application boundary SK 39926 06254
Photograph 4	
	Snuffle holes adjacent to hedgerow southeast of the application boundary SK 39929 06233

Table 40: Notable species noted during the camera trapping survey

Image	Description (Including Species and Conservation Status)
Photograph 1	
	Badger commuting south, originated in neighbouring field west of the ZOI
Photograph 2	
	Badger commuting north through corridor behind offsite building 8

Image	Description (Including Species and Conservation Status)
Photograph 3	
	Badger commuting north through corridor behind offsite building 8
Photograph 4	
	Badger commuting north through corridor behind offsite building 8

Evaluation

9.1.10 Under the Protection of Badgers Act 1992, in England and Wales it is an offence to wilfully kill, injure, disturb or take any badger, or intentionally or recklessly damage, destroy, or obstruct access to any part of a badger sett.

9.1.11 Due to the above results, the site is considered to have 'Local' value for badgers following evaluation criteria (Table 11).

9.1.12 Given the site's rural location, good connectivity to the wider landscape and presence of a commuting route and previous sett within the zone of influence, it is likely that suitable habitats within the site will be used for by foraging and commuting badgers, however due to the dominant hardstanding the redline boundary is not considered suitable for sett creation. It is considered that the site has 'Site' value for badgers due to the presence of disused outlier setts and suitable commuting and foraging habitat within the zone of influence.

9.1.13 The evidence of commuting badgers within the zone of influence could result in a Likely Negative (Not significant) effect such as injury or death to individual badgers commuting through the site during the construction phase on

site. The recommended mitigation measures will reduce the effects to neutral (Not significant) and primarily involve adhering to safe working practices and reasonable avoidance measures during the construction phase.

Recommendations

9.1.14 Although it is considered that the sett recorded by Fauna Forest Ecology is defunct, as no evidence of mammal holes or sett building behaviour was recorded at the western elevation of B8 where activity had previously been recorded, badgers were recorded commuting through the zone of influence of the application site. Therefore, further mitigation measures in the following paragraphs are recommended.

9.1.15 It is recommended that a further walkover of the site is undertaken ahead of works (at least three months prior to commencement). A further 21 days (or longer if in winter) of monitoring is recommended if any new setts or previously inactive/disused entrances that show signs of recent use, immediately prior to the commencement of the proposed works. If the further monitoring shows the setts to be inactive than camera monitoring can stop. If any of the sett entrances are confirmed as active, it is recommended that they are subject to ongoing monitoring with a suitably qualified ecologist checking cameras every week. If badgers are shown to be using the setts at any time, for any length of time, then monitoring must continue and be reviewed every two weeks and a SQE is on site during any works within 30m of the entrance. Additionally, it is recommended that the following is implemented throughout works on site:

- Any works within 10m of the entrance must be undertaken using hand tools only and only under the advice of a supervising suitably qualified ecologist.
- Any works within 10 – 30m of the entrance must be undertaken using light machinery and only under the advice of a supervising suitably qualified ecologist.
- Any works within 20 – 30m of the entrance must be undertaken using light to medium machinery and only under the advice of a supervising suitably qualified ecologist.

9.1.16 If during the works any signs of potential disturbance is noted, works will cease immediately. This will be detailed in the form of a Precautionary Working Method Statement (PWMS). Management prescriptions for the protection of badgers (and other mammals) during the construction will be detailed within the Construction Ecological Management Plan (CEMP) at the detailed design stage and will include the provision of:

- Ramps within open excavations to avoid badger entrapment (minimum a 45-degree angle and in place every 20-30m).
- Reduction in vehicle speed limits.
- Appropriate storage methods for potentially harmful chemicals.
- Cap any exposed pipes overnight and when contractors are off site.

- Any stockpiled soil bund/s must be checked for evidence of badgers each day prior to any movement onto or off the bund and/or before any seeding/hydroseeding.

9.1.17 In the unlikely event that a badger (and/or other mammal) does become entrapped, or any setts are noted during works, a suitably qualified ecologist should be contacted for further advice as soon as possible. **No attempt should be made to catch the animal/s and all staff should move away from the area to avoid stressing the animal further**.

Ecological Enhancement

9.1.18 It is recommended that any planting as part of the proposed development include native seed- or fruit-bearing trees/shrub species of local provenance (if possible).

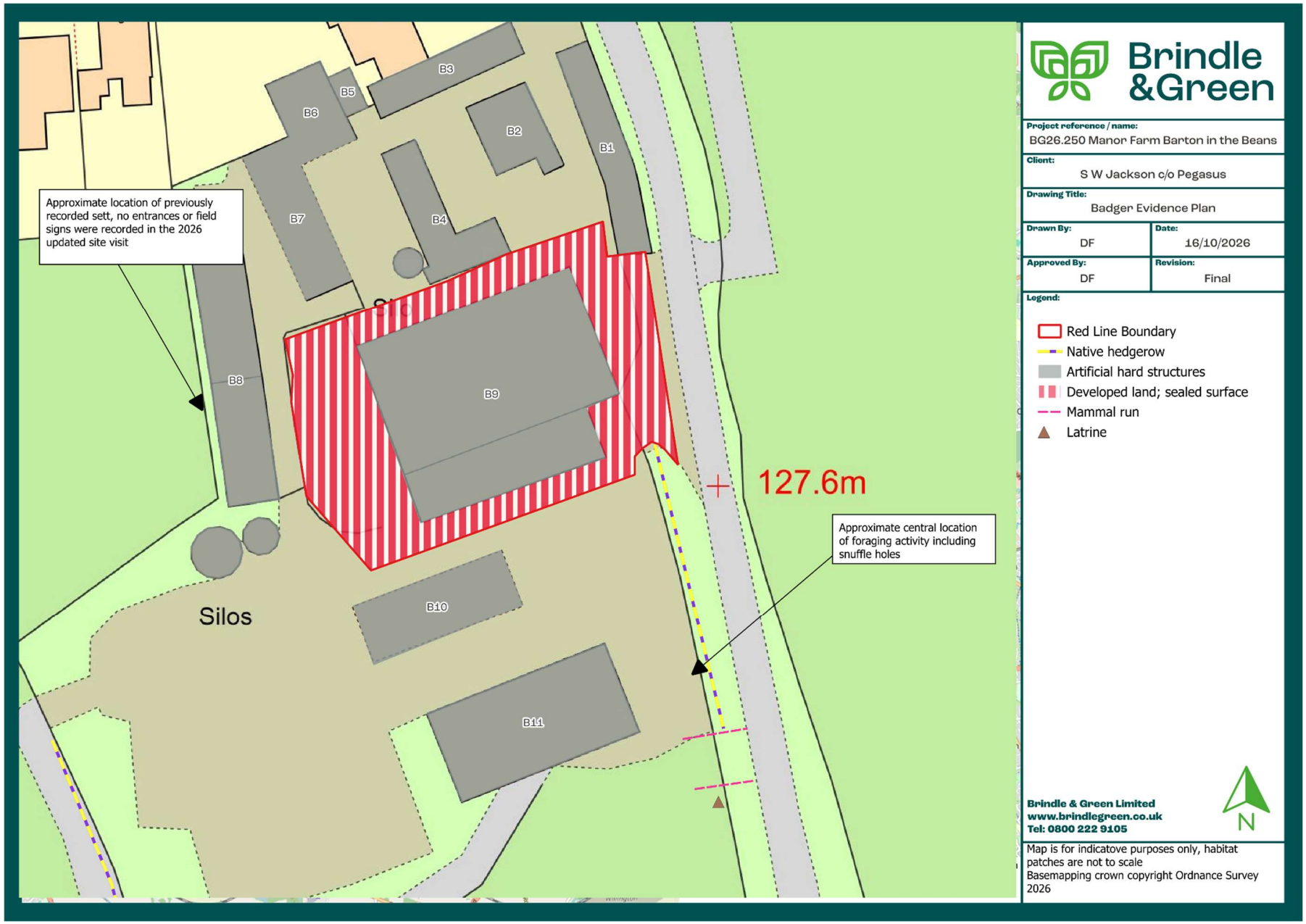


Figure 5: Confidential Badger evidence plan