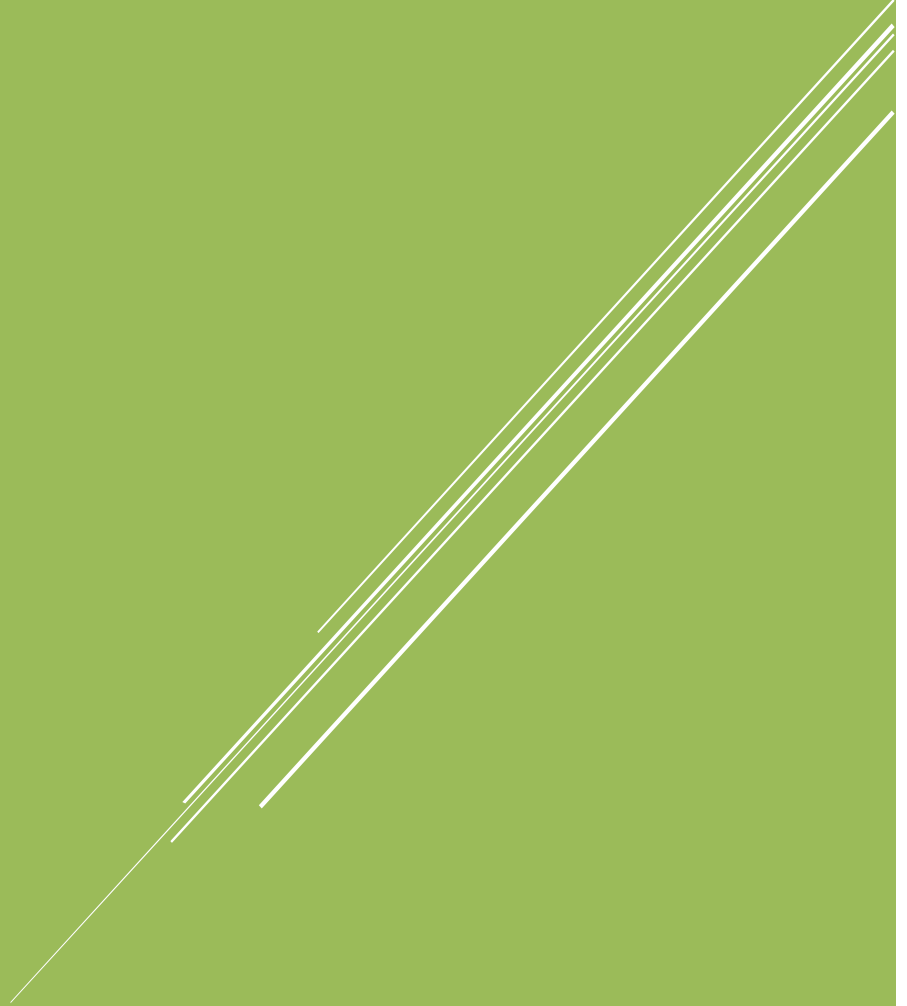




Preliminary Ecological Appraisal (PEA)

Land at Sheepy Road, Sibson, CV13 6LE

Date: February 2026

Prepared by: S Archer (ACIEEM)

N.B. Ecological reports may show information on legally protected, rare or vulnerable species. In such cases, it is recommended that appropriate caution be used when circulating copies.

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PRELIMINARY ECOLOGICAL APPRAISAL	
Surveyor	S Archer (ACIEEM)
Confirm site risk assessment completed	YES
Site address	Land at Sheepy Road, Sibson CV13 6LE
Proposed Works	Redevelopment of the site consists of the retention of the existing listed building to be converted into two units, and the construction of three new dwellings. All 5 dwellings have a private amenity area which will be predominantly grass.
Boundary as specified by the client	YES
Central OS Grid Ref.	SK 35284 00812
Survey date	27 February 2026

Report Version Control

VERSION	DATE	AUTHOR	DESCRIPTION
1.0	27 February 2026	S Archer ACIEEM	Document created
1.0	06 March 2026	S Archer ACIEEM	Document completed
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APPENDICES

Appendix 1 Mandatory Biodiversity Net Gain (BNG)

Appendix 2 Legislation and Policy Summary



EXECUTIVE SUMMARY

This Preliminary Ecological Appraisal (PEA) was commissioned by Ian Ritchie (herein 'The Client') to support a proposed planning application at Land at Sheepy Road, Sibson CV13 6LE.

Scope of works: Redevelopment of the site consists of the retention of the existing listed building to be converted into two units, and the construction of three new dwellings. All 5 dwellings have a private amenity area which will be predominantly grass.

The PEA included an ecological desk study, habitat survey, and an assessment of the baseline biodiversity value of the site. This appraisal informs the assessment of potential effects of the project on biodiversity and ecological features including protected species, species of conservation concern, designated sites, and all habitats including priority habitats for nature conservation.

A habitat survey, using UK Habitat Classification (UK Hab) methodology, was undertaken during the walkover survey carried out by a suitably qualified ecologist on 27 February 2026. Habitats on site were described, mapped and assessed for their conservation importance and potential to support protected species or species of conservation concern. Ecological features of note were specifically recorded as target notes. Habitat conditions were also recorded to enable the baseline biodiversity unit value for the site to be calculated.

A preliminary roost assessment was undertaken on a single listed building whereby some moderate features and three shed buildings whereby no features were identified as being suitable to support roosting bats and were assessed as having no potential meaning, no further surveys required.

The site is set in a rural location withing Sibson village, approximately 5km north of Atherstone town centre. There are several residential properties in the immediate surrounding area. The river tweed runs 180m south of the site, with the A444 major road network running 260m east of the site in a north to south direction.

The site contains a sealed surface (u1b), buildings (u1b5) and vegetated gardens (u1). The boundary habitats upon the site found a line of trees (w). The other boundaries are fenced.

No evidence of fauna was recorded during the walkover survey; However, the habitats recorded within the survey area have the potential to support commuting bats.

Baseline biodiversity unit values were calculated for the site using the DEFRA Statutory Biodiversity Metric which assigns a value based on habitat type, area, condition, distinctiveness and strategic significance. Degradation has been identified within five years



through aerial photography (Google Earth). These losses have been included within the baseline areas of metric calculations, as per guidelines. The baseline biodiversity unit (BU) value for the surface area habitats on site was calculated to be 0.05 BUs and the hedgerow units as 0.03 BUs.

A Public Records Search (PRS) was not commissioned by the client, however, a data search using MAGIC (defra.gov.uk) revealed that there are zero statutory designated sites and zero non-statutory designated sites within 2km of the Site. It is considered unlikely that the development will not have any adverse impacts on designated sites further afield. In addition, the results found two records of bats and zero records of other protected species within 2km of the site.

Additional assessments, surveys and pre-construction checks have been recommended as necessary to fully inform the planning application for the following:

- **Mandatory Biodiversity Net Gain (BNG) Protocols**
- **Two bat activity surveys in accordance with BCT guidelines, during optimal survey season on the listed building.**
- **A working method statement or RAMs should be implemented during works for riparian species.**

Avoidance, mitigation and enhancement opportunities are identified, including the following:

- Avoidance of vegetation clearance during bird nesting season, but if not possible, pre-clearance nesting bird check undertaken by an ecologist to check for the presence of nesting birds (if applicable).
- The overnight covering or equipping with mammal ramps of any holes or trenches to avoid trapping hedgehogs and provision of holes for hedgehogs in any impenetrable fencing.
- Landscaping to incorporate boundary planting to promote ecological connectivity around the site.
- Avoidance of lighting peripheral boundary planting to promote the use of the Site by local bat populations, post-construction.
- Should any protected species be encountered during the works, a suitably qualified ecologist should be contacted for advice on how to proceed.
- Should hedgehog or other small mammals be encountered during the works, they should be allowed to disperse away from the site on their own volition.
- As a precautionary measure in regard to invasive non-native plant species, boot washes and Virkon disinfectant will be used when leaving site.



Figure 1: Site Location & Study Area





Figure 2: Development Plan



The figure is an aerial photograph of a rural area, specifically the land at Sheepy Road, Sibson, CV13 6LE. The map is overlaid with a red boundary line. The land is categorized into several types based on the legend:

- u1 built-up areas and gardens:** Represented by red diagonal hatching.
- u1b developed land. sealed surface:** Represented by red vertical hatching.
- u1b5 buildings:** Represented by red dots.
- w2c-33 other coniferous woodland, line of trees:** Represented by a green line.

The map includes a scale bar at the bottom left, ranging from 0 to 50 meters, and a north arrow at the top right. The legend is located in the top right corner.

Client: Mr I Ritchie
Site: Land at Sheepy Road, Sibson, CV13 6LE
Title: BNG Baseline
Ref: 4716
Date: March 2026



Figure 4: Post-Development UK Habitat Classification (UKHab) Plan

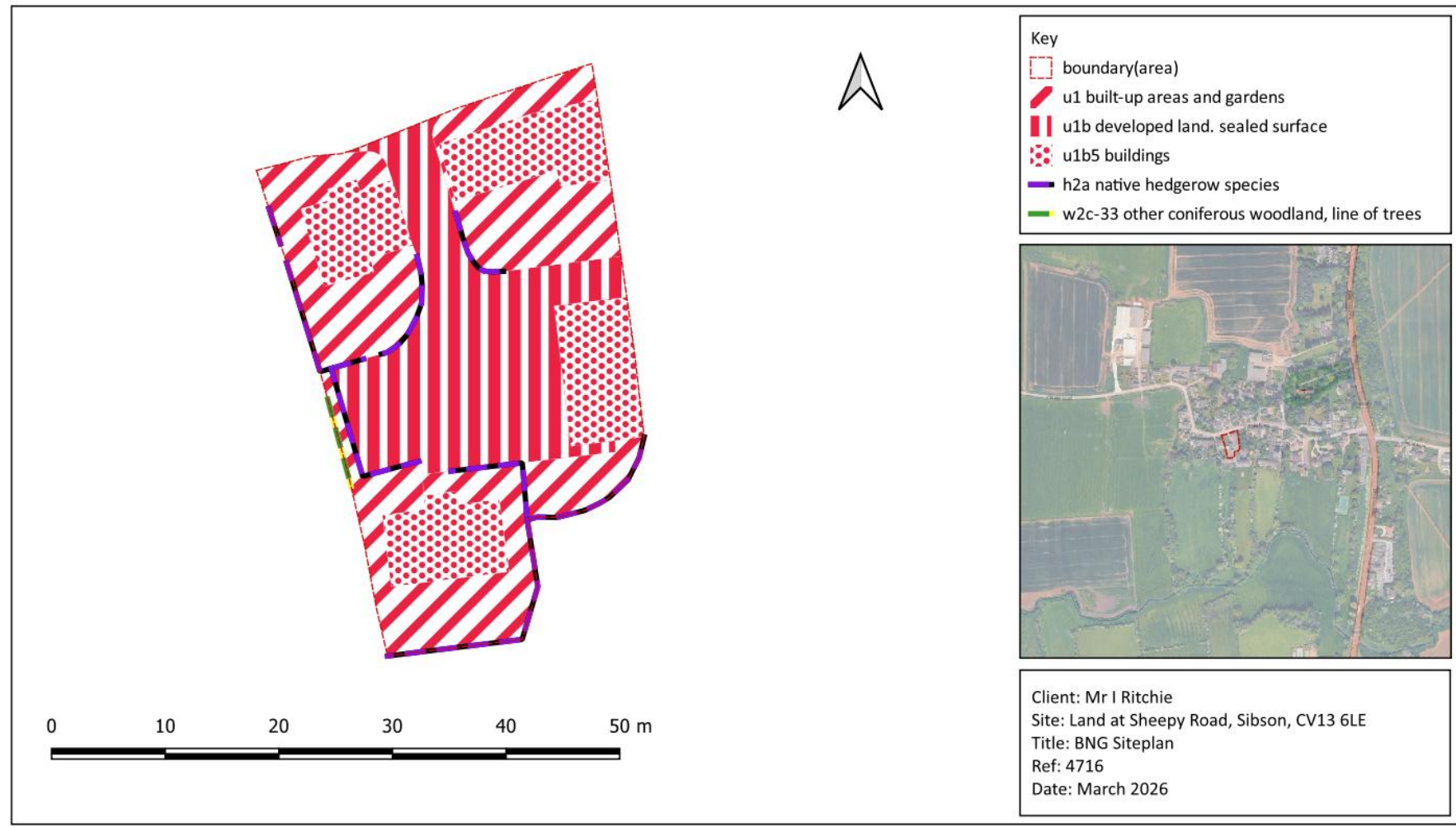




Figure 5: Site Photographs



Picture 1: site looking north



Picture 2: site looking south



Picture 3: site showing shed buildings



Picture 4: small area of vegetated garden



Picture 5: Rear of listed building with bat roost potential



Picture 6: typical of roof on listed building



INTRODUCTION

1. CONTEXT

- i. This report presents the findings of a Preliminary Ecological Appraisal (PEA) undertaken as an initial step to identify potential ecological constraints relating to the projects planning proposal at Land at Sheepy Road, Sibson CV13 6LE.
- ii. During the habitat survey undertaken by a suitably qualified ecologist, the habitats present on the site were identified, mapped and noted to determine the suitability of the site to support protected species and species of conservation.

2. PROJECT DESCRIPTION

- i. The application proposes the redevelopment of the site consists of the retention of the existing listed building to be converted into two units, and the construction of three new dwellings. All 5 dwellings have a private amenity area which will be predominantly grass.
- ii. The proposals are hereafter referred to collectively as ‘the works’.

3. SITE LOCATION

- i. The site is situated at Land at Sheepy Road, Sibson CV13 6LE (SK 35284 00812), and was surveyed on the 27 February 2026 by Steven Archer ACIEEM as shown on Figure 1.
- ii. The area affected by the works is hereafter referred to as ‘the site’.

4. OBJECTIVES

- i. The Client commissioned The BNG Guy to undertake a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment of the site, to include:
 - A habitat survey of the site by a suitably qualified ecologist using the UK Habitat Classification methodology (V2) UKHab Ltd., 2023);



- The habitat survey will include an assessment of the potential for habitats on site to support protected species and species of conservation concern;
 - A condition assessment of each on-site habitat parcel using DEFRA's statutory biodiversity metric (Defra, 2023a) methodology in order to collect data to inform Biodiversity Net Gain calculations.
 - Calculation of the site's baseline biodiversity units and one scenario for achieving net gain (if possible) or no net loss; and
 - A report supported by appropriate digitised mapping detailing the methods and results of the desk study and habitat survey. The report will include any relevant legislation with recommendations for necessary compliance measures and any further surveys required.
- ii. The purpose of the PEA is to identify the likely ecological constraints associated with a project; any mitigation measures or additional surveys likely to be required and the opportunities offered by a project to deliver ecological enhancement.
- iii. The following ecological features have been considered:
- Statutory and non-statutory designated conservation areas.
 - Areas of Ancient Woodland.
 - Legally Protected Species.
 - Priority Habitats and Species.
 - and Invasive species.
- iv. Legislation and policies about protected and notable designated sites, habitats and species are provided in Appendix 1.

5. METHODS

5.1 Desk Study

- i. The desktop study was informed by reviewing existing available ecological information provided by MAGIC (defra.gov.uk) for a 2km search radius of the site boundary. OS and satellite mapping were also used to gain contextual habitat information.
- ii. Specific information was sought for:
- Statutory designated sites.
 - Locally designated sites.



- Ancient woodland.
- Protected and priority species.
- s.41 habitats and species.
- Local Biodiversity Action Plan (LBAP) priority habitats and species.

5.2 Field Habitat Survey

- An experienced, qualified and licenced ecologist from The BNG Guy carried out a field habitat survey of the site on 27 February 2026.
- The site was examined using appropriate methods generally following the current guidance from the (Chartered) Institute of Ecology and Environmental Management¹ and the UK Habitat Classification², with further reference to British Standards such as 42020³ and 8683⁴ as appropriate or practicable.
- Habitats (The UK Habitat Classification) are mapped in Figure 3: Baseline UK Habitat Classification (UKHab) Plan, with appropriate references identifying features of relevance as Target Notes (TN).
- No trees are located within the Site. A liner hedge of conifers runs to the west of the site.
- An examination of the surrounding habitats and trees from both ground level was undertaken using a high-powered torch and binoculars and Potential Roost Features (PRF) and access points, including loft voids, windowsills/panes, hanging tiles, weather boarding, eaves, soffit boxes, fascias, lead flashing, loose roof tiles and gaps within brick/stonework, were documented.
- Any signs of a bat roost, such as physical bats, bat droppings, odour, feeding remains, staining or audible squeaking, were also recorded.
- The presence/absence of Potential Roost Feature (PRF) were used to indicate the potential suitability of structures for roosting bats, based on guidance described in Table 1. Each structure was categorised as none, negligible, low, moderate or high.

¹ The Chartered Institute of Ecology and Environmental Management guidelines which are regularly updated and we use our best endeavours to observe.

² The UK Habitat Classification and User Manual, see <https://ukhab.org/>.

³ British Standards Institute (2013). *British Standard 42020: 2013 Biodiversity. Code of practice for planning and development*. British Standards Institute, London, UK.

⁴ British Standards Institute (2021) *British Standard 8683 Process for designing and implementing Biodiversity Net Gain* British Standards Institute, London, UK.



Table 1: Guidelines for Assessing the Potential Suitability of a Tree/Structure for Roosting Bats

Potential suitability	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated and not well connected to wider landscape. Suitable but isolated habitat that could support low numbers of foraging bats such as a lone tree or patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats but unlikely to support a roost of high conservation status. Suitable size, shelter, protection, conditions and surrounding habitat but not optimum for maternity or hibernation roosts.	Continuous habitat connected to wider landscape usable by bats for flight-paths such as tree lines, scrub or linked gardens. Habitat connected to wider landscape used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for regular use by larger numbers of bats and for longer periods of time due to size, shelter, protection, conditions and surrounding habitat. Potential to support high-value roosts (maternity or hibernation).	Continuous, high-quality habitat well connected to wider landscape and regularly used by bats for flight paths such as streams, hedgerows, woodland edge. High-quality habitat regularly used for foraging such as woodland, tree-lined watercourses and grazed parkland. Site close to and connected to known roosts.

^a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. Used where bats could roost or forage due to one attribute but unlikely due to another.

^b Conditions include temperature, humidity, height above ground level, light levels, and disturbance.

^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in autumn, followed by mass hibernation in diverse building types (Korsten et al., 2016; Jansen et al., 2022).

^d UK research shows potential for larger numbers of bats using prominent buildings during autumn/winter (National Trust, 2018).



5.3 Further Opportunities

- i. Further enhancement opportunities are available on-site, including the provision of bird, bat and invertebrate boxes. It is our professional opinion that plans should do all that is possible to retain and improve any ecologically valuable habitats across the site, where possible to do so.

2 LIMITATIONS

- i. It should be noted that, whilst the investigation of the site was appropriately intensive within the intended framework of the commission, and we feel it is unlikely that significant matters have been overlooked, a single visit will inevitably miss species not apparent on the date of the survey because of seasonality, mobility, habits or chance.
- ii. It should always be recalled that wildlife surveys of the kind required for planning and development, or similar project purposes, are seldom granted sufficient time or resources to examine non-vascular plants, invertebrates or fungi in detail, yet these are the fundamental elements of ecosystems that provide the niches and habitats for larger fauna to exploit. Fungal mycelia in soil and associated with roots and decaying organic material are of exceptional importance in healthy ecosystem function, biological sustainability, biodiversity and as a carbon sink. It should always be borne in mind that land-use change, ground disturbance and intensive agriculture/forestry will usually have a significant adverse effect on fungal communities. This should be considered when appraising any project and appropriate avoidance/mitigation prescribed. In an ideal world, all surveys would include results of a full sampling of vascular and non-vascular plants, micro- and macro-invertebrates and mycological status at individual, population and community levels. As that involves skills, time and expense well beyond what is available, we ask readers of our general survey reports to understand that we do consider the larger species we record in their wider ecosystem context and consider the impacts of proposals at an ecosystem level when prescribing avoidance, mitigation, enhancement and/or compensation.
- iii. As almost all ecological surveys relate to a planning application, it is useful to consider our work in this context. British Standard 42020: 2013 *Biodiversity. Code of practice for planning and development* is helpful in this respect (www.bsigroup.com) as it makes recommendations in the five typical stages of a planning application:
 - **Stage 1 (pre-application)** — biodiversity in project design, the mitigation hierarchy (avoidance, adequate mitigation, or as last resort compensation), the impacts with constraints and opportunities, proportionality, surveys and reports.



- **Stage 2 (validation, registration)** — ensuring submitted information is sufficient.
 - **Stage 3 (decision making)** — consultation, further information if needed, resolving issues.
 - **Stage 4 (determination)** — setting deliverable conditions, obligations if not covered by conditions and additional consents that may be needed.
 - **Stage 5 (implementation)** — protecting wildlife/biodiversity during construction, long-term management and monitoring.
- iv. We are often only contacted after a project has been designed, which can be costly and problematic if biodiversity has not been sufficiently considered. We always ask clients to contact us at the very earliest stage of a project, preferably when options for alternative sites are available. This can save significant costs and delays. We can and do assist with all five stages.
- v. PEA is primarily confined to Stages 1 and 2 but, subject to any more detailed investigations that may be required, we can provide text suitable for incorporation as Conditions where relevant and we can offer assistance in negotiating, writing and discharging them. When appropriate, as is commonly the case to ensure the overarching aim of No Net Loss but rather Net Gains to Biodiversity, we can take full responsibility for all long-term ecological management and monitoring as an exclusive service through our Estates division.



RESULTS AND EVALUATION

1. STATUTORY AND NON- STATUTORY SITES

- i. Desk study results for designated sites within a 2km search radius are evaluated in Table 2, below. Sites which are considered potentially sensitive to the development proposals are highlighted in bold text and are discussed in detail in the final sections of the report.
- ii. The search area is extended to allow for the inclusion of Impact Risk Zones (IRZ) for more distant Sites of Special Scientific Interest (SSSI). IRZs identify the broad locations and types of development which have the potential to impact an SSSI.
- iii. The sensitivity of sites is considered under:
 - their supported species or habitat assemblages
 - their distance and/or ecological connectivity to the application site; and/or
 - the nature of the perceived impacts.
- iv. Sites for which potential adverse effects are not anticipated are excluded from further assessment.

Table 2: Designated Sites Evaluation. (MAGIC.GOV.UK)

Site Name and Status	Reason for Designation	Potential Adverse Effects
None Within 2km	N/A	None



2. HABITATS

- i. All habitats within the Site are described below. The conservation value and sensitivity of habitats concerning the proposed works are provided.
- ii. Habitats which could be subject to adverse effects, and which are UK or local priority habitats are indicated as Target Notes and detailed below. Habitats for which potential adverse effects are not anticipated, or which are not UK or local priority habitats are excluded from further assessment.
- iii. Habitats (The UK Habitat Classification) are mapped in Figure 3: Baseline UK Habitat Classification (UKHab) Plan, with appropriate references identifying features of relevance as Target Notes (TN).

Habitats and Flora

The following UKHab habitat types were identified on site:

- u1b - Sealed surfaces
- u1b5 - Buildings
- u1 – Vegetated gardens
- w - Line of trees

These habitats are described below.

u1b – Sealed Surfaces

This parcel comprised of a sealed surface apron.

This made up approximately 650sqm of the survey area.

u1b5 – Buildings

A listed dwelling and three timber and metal sheds.

This made up approximately 167sqm of the survey area.

u1 – Vegetated Gardens

An area of mown grass which is the garden to the listed building.

This made up approximately 260sqm of the survey area.



w – Line of trees

A line of conifer trees was present along the western site boundary.

This made up approximately 9m of the survey area.

Fauna

No fauna species or evidence of fauna were observed during the habitat survey.



Target Notes <i>(for location of TNs please see Figure 3)</i>		
Habitat Description and Evaluation		Potential Effects/Comments
TN1 Potential roost feature. Lifted and broken tiles on the roof structure of the listed building.		Two bat activity surveys in accordance with BCT guidelines, during optimal survey season on the listed building. Potential to kill, injury bats or destroy a bat roost. Potential to destroy or disturb nesting birds. contrary to the Wildlife and Countryside act (1981) and Conservation of Habitats and Species regulation (2017).



TN2 Potential roost feature. Damaged fascia and gutting areas.		Two bat activity surveys in accordance with BCT guidelines, during optimal survey season on the listed building. Potential to kill, injury bats or destroy a bat roost. Potential to destroy or disturb nesting birds. contrary to the Wildlife and Countryside act (1981) and Conservation of Habitats and Species regulation (2017).
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CONSTRAINTS & RECOMMENDATIONS

- i. Based on the results of the field survey and desk study, potential ecological constraints are detailed in Table 6 along with recommendations as to how these may be overcome.
- ii. Table 6 uses the colours red, amber, and green to categorise the constraint status of ecological features in relation to the works. **Red** indicates the most significant constraints where avoidance and / or further specialist ecological input is required for the works to proceed lawfully, **Amber** where constraints can be managed sufficiently without the need for significant ecological input changes to the proposals, and **Green** where a species, species group and / or ecological interest feature does not pose a constraint to the proposals.

Table 6: Potential ecological constraints

	Ecological Feature	Constraints	Recommendations
	Hazel Dormouse	No records of hazel dormouse were returned during the desk study; and there is suitable habitat or connectivity present for the species.	No recommendations needed.
	Bats - roosting	A total of two records of a bat species were returned within 0.4km of the site in 2021 for S PIP (2020-50829-EPS-MIT).	Two activity bat surveys are required on listed building.



	Ecological Feature	Constraints	Recommendations
		Roosting potential present due to slipped tiles within the roof and damaged fascia and guttering areas.	In the event that roosting bats are encountered during works, work should cease immediately, and the advice of a suitably qualified ecologist sought. The impacts from external artificial lighting at the site on adjacent habitats should be avoided. Where lighting is required, this should be sympathetic to wildlife through the design of lighting observing the principles set out in guidelines from the Bat Conservation Trust (BCT) & Institution of Lighting Professionals (BCT & ILP, 2018).
	Bats - Commuting / foraging	A total of two records of a bat species were returned within 0.4km of the site in 2021 for S PIP (2020-50829-EPS-MIT). The site and surrounding landscape offer moderate foraging potential due to: • Riparian and Wetland habitat • Open farmland • Mature trees • Edge habitat • Continuous moderate-quality habitat that is well connected to the wider landscape. Any impacts to foraging and commuting bats will be temporary, however, the timing of the works is yet	Working at night should be avoided, but if unavoidable, then recommendations in regard to artificial lighting include: • Ensure lighting is directional, ideally below 70° angle to create a large volume of darker space above and ensuring there is no vertical light spill, and lighting should use light cowls where possible. • Reduce light spill in areas of woodland that are suitable for bat commuting and foraging; and • Use bulbs that emit low levels of UV, therefore limiting attraction to invertebrates (BCT, 2014: ILP, 2023) • To minimise disturbance to commuting and foraging bats the works should be conducted during daylight



	Ecological Feature	Constraints	Recommendations
		unknown. If the works are to be undertaken at night during the active season (April to October) then lighting mitigation detailed in the recommendations will be required to prevent impacts on foraging and commuting bats.	hours, where possible. If this is not possible, ensure only necessary lighting is used. • Turn off idling machinery/vehicles when not in use.
	Reptiles	The desk study showed 0 records of reptiles within 2km. No suitable habitats on site.	No recommendations needed.
	Badger	There are no records of badger within 2km of the site according to the provided desk study. In addition, no badger setts or signs of badger were recorded within the survey area during the survey. However, habitats on the site have the potential to support badger commuting and as highly mobile species and can create a sett at any time. As such, recommendations are provided.	Materials and equipment should not be stored on vegetated habitats. Should any badger setts be identified within 30m of the site, prior to, or during the works, ecological advice should be sought. Should a badger be encountered during the works, it should be allowed to leave the works area of its own volition.
	Other mammals	The desk study showed 0 records of small mammals within 2km. There are habitats present on site which are considered suitable for small mammals including hedgehog, and therefore such mammals will potentially be impacted by any vegetation	Materials and equipment should not be stored on vegetated habitats. If a small mammal is encountered during the works, works should pause to allow the animal to disperse from the worksite by its own volition.



	Ecological Feature	Constraints	Recommendations
		management. Best practice recommendations are provided.	If the animal is unable/unwilling to disperse, it should be moved (with a clean gloved hand), to an area of suitable habitat away from the worksite.
	Nesting birds	The habitats within and immediately adjacent to the survey area could provide nesting opportunities.	Any vegetation clearance works (if applicable) should be undertaken outside the nesting bird season (avoiding March to September, inclusive). If this is not possible, a suitably experienced ecologist should complete a nesting bird check of any vegetation to be cleared within 24 hours prior to the works.
	Invasive non-native plant species	No INNS were recorded in the survey area. However, the survey was undertaken outside of the optimal time for invasive non-native plant species surveys so precautionary recommendations are given.	If invasive non-native plant species are found on site, or plants suspected to be INNS, an ecologist should be contacted for advice on how to proceed.
	Biodiversity Net Gain	On current plans, a biodiversity net gain of 0.02 Bus on area habitats and 0.32 Bus on hedgerows is expected as a result of habitat loss and post works enhancements. <i>If degradation has been identified within five years through aerial photography (Google Earth). These losses have been included within the baseline areas of metric calculations, as per guidelines.</i>	It is recommended that on-site enhancements or habitat creation is considered to achieve the no net loss target. If net gains cannot be achieved on site, then offsite gains must be implemented via a third-party habitat bank or statutory credits. The biodiversity net gain hierarchy must be followed.



	Ecological Feature	Constraints	Recommendations
	Designated Sites	No designated sites within 2km of the site. It is considered unlikely that the works will have any impact on designated sites within the wider area.	No recommendations needed.
	Ancient woodland and priority habitats	No priority habitats are within 2km of the site. It is unlikely that the works would have any impact on these habitats due to the small scale of the works, distance from any habitats and lack of connectivity between the proposed work site and priority habitats/ancient woodland in the wider landscape.	No recommendations needed.
	Waterbodies	There were two waterbodies or watercourses identified within 500m of the site. The River Tweed runs 180m south of the site. Two farm ponds sit 360m east, however, connectivity to the site is poor and obstructed by the A444 road network.	A working method statement or RAMs should be implemented during works for riparian species.
	Great crested newts	The desk study showed 0 records of GCN within 2km.	No recommendations needed.



	Ecological Feature	Constraints	Recommendations
		There are no suitable habitats on site and no connectivity to suitable habitats. In addition to this, no GCN Risk Zone data is available from Natural England or Nature Space.	
	Invertebrates	No records of invertebrates were returned within 2km of the site from the desk study. The areas on site are unlikely to support specialist macro-invertebrates of ecological interest. There may be representation of some common and widespread 'generalist' species able to adapt to a wide variety of conditions. There are no nearby sites requiring special protection during or after development.	If works are to be undertaken at night between June and August, artificial lighting should be minimised by undertaking the following to reduce disturbance to all invertebrate species potentially using the site: • Ensure only necessary lighting is used, and this it is directed onto the site only to minimise light spill. This can be achieved through the use of pillar lighting, cowls, louvres and/or shields and • Use bulbs that emit low levels of UV, therefore limiting attraction to invertebrates (BCT, 2023).
	Riparian mammals	The desk study returned no records of water vole, otter or other riparian mammals within the search area. However, the River Tweed runs 180m south of the site, which has potential to hold a population of riparian species.	A working method statement or RAMs should be implemented during works for riparian species.



	Ecological Feature	Constraints	Recommendations
	Other protected and common species	The desk study showed 0 records of other species within 2km. Although there are no suitable habitats on site, it is possible that some species may use the surrounding habitats for commuting, foraging and shelter in low numbers.	No recommendations needed.



BIODIVERSITY NET GAIN SUMMARY

The latest version of the Statutory Metric was used to calculate net gains and/or losses for biodiversity. The current landscape plan indicates there would be a loss in value to biodiversity with a BNG score of +0.02 units on habitats and 0.32 units on hedgerows.

Details of the metric output and recommendations for enhancements to achieve a +10% or higher score are given to the client. Please note that biodiversity enhancement measures are not strictly applicable within the BNG framework for such small-scale, individual residential developments, due to the impracticality of conditioning and monitoring these measures within a private garden context.

Habitat assessment

For this BNG assessment, the habitats present and their condition are those as reported within the Preliminary Ecological Appraisal above. Baseline biodiversity unit values were calculated for the site using the DEFRA Statutory Biodiversity Metric which assigns a value based on habitat type, area, condition, distinctiveness and strategic significance. If any degradation has been identified within five years through aerial photography (Google Earth), these losses have also been included within the baseline areas of metric calculations, as per guidelines.

The red line boundary and habitat enhancements post-development are outlined within the current proposed landscape plans as of the time of the metric completion and writing of this report.

Figure 3: Baseline UK Habitat Classification (UKHab) Plan shows the baseline habitats as per the red line boundary provided by the client.

Figure 4: Post-Development UK Habitat Classification (UKHab) Plan shows post-development habitats as per the landscape and/or site plans provided by the client.

The principal contributors to the habitat units currently present on site are 1866sqm of a sealed surface (u1b), buildings (u1b5) and vegetated gardens (u1). The boundary habitats upon the site found a line of trees (w). The other boundaries are fenced.

The new proposed landscape plan for the site will result in the redevelopment of the site consists of the retention of the existing listed building to be converted into two units, and the construction of three new dwellings. All 5 dwellings have gardens, and native hedgerows will be planted across the site.



Results

The results of the Statutory Small Sites Metric calculation for the current proposal are shown in table 7 below.

Table 7. Biodiversity Statutory Metric calculation results

Baseline Units	Area habitat units	0.0519	
	Hedgerow units	0.0360	
	Watercourse units	Zero Units Baseline	
Post-development Units	Area habitat units	0.0806	
	Hedgerow units	0.3640	
	Watercourse units	0.0000	
Total net unit change	Area habitat units	0.0287	✓
	Hedgerow units	0.3280	✓
	Watercourse units	0.0000	
Total net % change	Area habitat units	55.17%	✓
	Hedgerow units	911.21%	✓
	Watercourse units	% target not appropriate	
Area habitat units required to meet target		0.0000	
Hedgerow units required to meet target		0.0000	
Watercourse units required to meet target		0.0000	

Conclusion

The proposal will meet the standard 10% BNG targets through enhancements to both its habitat areas and boundary features.

On present information, the proposals are expected to have no adverse impacts on ecology & biodiversity, however, net gains cannot be achieved.



CONCLUSION

The development plans confirm that it **would** fall into the category of a major development, as defined in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

A BNG Metric has been completed, and it is determined that on current plans the development **can** meet the require 10% net gain required.

The site was deemed to be of **moderate** potential for protected and potential for impacts on biodiversity. To reflect this, further surveys are to be undertaken. There is potential for protected species and species of conservation concern to be present within the immediate habitats and adjacent to the site, and consequently a working method statement or RAMs is required to ensure that the works proceed lawfully in regard to protected species.

Should the proposals change, further ecological surveys or measures may be necessary to comply with legislation.

Enhancement measures should also include the provision of bird, bat, and invertebrate boxes at appropriate locations, and ensuring permeability for hedgehogs at the bases of any new perimeter fencing where applicable. It is our professional opinion that plans should do all that is possible to retain and improve ecologically important habitats, where possible to do so.

It is essential that the ecological recommendations of this and any future ecological reports relating to this site are securely incorporated as formal Conditions within any planning consent the Local Authority is minded to grant, and that their implementation and ongoing care are verified and monitored by appropriately qualified persons in the Planning Authority or appointed by them.

Notes

Please note that there is complex and strict legislation protecting many species and habitats. Full details are available on the web sites of Defra and the various statutory authorities, some of which now have direct powers of enforcement. If you are in any doubt about the status of species or habitats on your site, please be sure to contact us before undertaking any site work. You should also make sure that you are aware of, and have allowed for, all national and local planning policies relating to wildlife and nature conservation before proceeding.

This PEA may not be sufficient on its own for planning application purposes where notable habitats/species are present or potentially present, particularly where necessary further studies have been indicated in the text.



CAPABILITY and QUALITY ASSURANCE



Scott Latham MCIEEM – Founder & Principal Ecologist.

Scott has extensive experience and over a decade's expertise in professional ecological consultancy, built on a lifetime's involvement in a range of environmental science and natural history subjects both in the UK and overseas (Sri Lanka, Uganda, South Africa, the USA and several continental European countries). His career has included species reintroduction, human-wildlife conflict resolution and legally protected species work under licence.

Scott is practised in BNG, GIS, EIA, ECoW, wildlife law, animal behaviour, ornithology, entomology and a range of applied ecological topics as well as project management and planning, as well has been a European Protected Species Licence (EPSL) holder through Natural England.

Besides his extensive ecological consultancy background, Scott is one of the co-founders of Wild Staffordshire. A purpose-driven not-for-profit founded to give conservation a creative voice, bringing together communities and organisations from across the world to help protect wild species and their habitats. Working with conservation NGOs, communities and expert advisory boards to ensure a combined road to conservation success. One of the projects led by Wild Staffordshire is Schools for Wildlife, whereby, as the founder of the project, I act as project lead. Schools for Wildlife was established as a response to the State of Nature (UK) report and is the first of its kind sustainable school initiative to bring schools, communities, and nature together. He is also Chair of the Staffordshire Squirrel Project and is involved in various Professional Institute initiatives.

In addition, Scott is a storytelling wildlife & conservation photographer, whose work has been recognised worldwide including becoming the Winner of the prestigious British Photography Awards 2019 for Wildlife Photography. His photographs have been regularly shown in exhibitions, and galleries and are featured in several books, including his self-authored and published charity book about Mountain Gorillas.



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APPENDICES

Appendix 1: Mandatory Biodiversity Net Gain (BNG)

Biodiversity net gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

In England, BNG is mandatory from 12 February 2024 under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#). Developers must deliver a BNG of 10%. This means development will result in more or better-quality natural habitat than there was before development. General information has been published by the government regarding BNG (<https://bit.ly/BNGnew>).

BNG exemptions

It is essential to determine and confirm by this stage whether the proposal is exempt from the need to carry out the BNG process. Whether a scheme is exempt or not should be confirmed by ourselves, or with your planning consultant, and mention of it be included within the PEA itself.

Full details concerning applications that are exempt from BNG are listed on the following webpage:
<https://bit.ly/BNGexempt>

Irreplaceable habitats

Irreplaceable habitats are very difficult habitats (or take a very significant time) to restore, recreate or replace once destroyed, due to their:

- age
- uniqueness
- species diversity
- rarity

They include some of England's most ecologically valuable terrestrial and intertidal habitats. The definition and list of irreplaceable habitats for BNG are set out in the [Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#). The list includes:

- ancient woodland
- ancient and veteran trees
- blanket bog
- limestone pavements
- coastal sand dunes
- spartina saltmarsh swards
- mediterranean saltmarsh scrub
- lowland fens



Appendix 2: Legislation and Policy Summary

Legislation for Species

Species	Status
Bats, Dormouse, Great Crested Newt, Heath Fritillary, High Brown Fritillary, Large Blue, Marsh Fritillary, Natterjack Toad, Pine Martin, Otter, Red Squirrel, Sand Lizard, Smooth Snake, Swallowtail, Water Vole, Wildcat	These species receive full protection under the Wildlife and Countryside Act 1981 (and as amended), which makes it illegal (subject to certain exceptions) to: • Intentionally kill, injure or take any such animal; • Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection; • and Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection. European Protected Species (EPS) licenses can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed, namely: • The development is for reasons of overriding public interest; • There is no satisfactory alternative; and • The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a duty to 'have regard to the requirements of the EC Habitats Directive' i.e. LPA's must consider the above 3 'tests' when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations.
Adder, Common Lizard, Grass Snake, Slow Worm, White-clawed Crayfish	These species receive partial protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which provide protection against intentional killing or injury of any such animal.
Nesting Birds	All wild birds (as defined by the act) are protected under the Wildlife and Countryside Act 1981 (and as amended), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any wild bird; • Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
WCA Schedule 1 listed Birds	Additional protection is provided to birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (and as amended). In addition to the offences detailed above relating to all wild birds, it is illegal to intentionally or recklessly disturb any bird listed on Schedule 1, or their dependent young while nesting.



Badgers	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger or attempt to do so and to intentionally or recklessly interfere with a Badger sett. This includes: • damaging or destroying an active sett; • obstructing access to a sett; and • disturbing a Badger while it is occupying a sett. Licences can be granted to permit sett closure and/or disturbance between July and November inclusive (i.e. outside the sow pregnancy/birth period).
WCA Schedule 9 listed invasive animals (Part 1) and plants (part 2)	Certain species of plants and animals that do not naturally occur in Great Britain have become established in the wild and represent a threat to the natural fauna and flora. Section 14 of the WCA prohibits the release or allowed escape of animals listed in Schedule 9 to the Act and planting, or allowed growth, of any plant listed in Schedule 9 to the Act.
LNR (Local Nature Reserves)	Designated by the National Parks and Access to the Countryside Act 1949, LNRs may be declared for nature conservation by local authorities after consultation with the relevant statutory nature conservation agency. Legal protection of LNRs is provided under The Wildlife and Countryside Act 1981 (as amended).

Legislation for Habitats/Sites

Designation	Status
Ramsar Sites	Ramsar Sites are wetlands of international importance designated following The Ramsar Convention. RAMSAR sites have the same level of protection as SSSIs under the Wildlife and Countryside Act 1981 (as amended).
SPA (Special Protection Areas)	SPAs are classified in accordance with Article 4 of the EC Directive on the Conservation of Wild Birds (79/409/EEC), the Birds Directive. They are they seek to protect the habitats of rare and vulnerable birds, listed in Annex I of the Birds Directive, and for regularly occurring migratory species. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 implement the Birds Directive in the UK.
SAC (Special Areas for Conservation)	SACs are strictly protected areas which represent typical European Union of habitats and (non-bird) species listed in Annexes I and II of the EC Habitats Directive. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 implement the Habitats Directive in the UK.
SSSI (Sites of Special Scientific Interest)	SSSIs protect the best examples of the UK's flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were renotified under the Wildlife and Countryside Act 1981 (as amended). Modified provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000.



NNR (National Nature Reserves)	NNRs are examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. NNRs are declared by the statutory country conservation agencies under the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). Legal protection of NNRs is provided under The Wildlife and Countryside Act 1981 (as amended).
Hedgerows	All hedgerows are protected by the Hedgerows Regulations 1997, under which it is an offence to remove or destroy certain hedgerows without planning consent or permission from the Local Planning Authority. These regulations do not apply to any hedgerow within the curtilage of, or marking the boundary of the curtilage of, a dwelling house.
LNR (Local Nature Reserves)	Designated by the National Parks and Access to the Countryside Act 1949, LNRs may be declared for nature conservation by local authorities after consultation with the relevant statutory nature conservation agency. Legal protection of LNRs is provided under The Wildlife and Countryside Act 1981 (as amended).

Policy Summary

Section 40 of the Natural Environment and Rural Communities (NERC) Act imposes a legal duty on Planning Authorities to 'have regard' to the conservation of biodiversity when considering planning applications.

Section 41 of the NERC Act requires the Secretary of State to publish a list of species and habitats of principal importance for conserving biodiversity in the UK. Such Biodiversity Action Plan (BAP) Habitats and Species (2007) do not offer the species any specific protection but help to highlight the species importance at a national level. This list is used by Local Planning Authorities to identify the species and habitats that should be afforded priority when applying the requirements of the National Planning Policy Framework (NPPF).

The NPPF underpins the Government's planning policies for England and how these are to be applied. The central theme of the NPPF is a presumption in favour of sustainable development. This presumption does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered, planned or determined. The NPPF states:

'When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm 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 planning permission should be refused.
- development on land within or outside a Site of Special Scientific Interest (SSSI) likely to have an adverse effect on an SSSI (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.



- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.
- opportunities to incorporate biodiversity in and around developments should be encouraged.
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland unless the need for, and benefits of, the development in that location outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites: potential Special Protection Areas (SPA) and possible Special Areas of Conservation (SAC); listed or proposed Ramsar sites; and sites identified, or required, as compensatory measures for adverse effects on European sites, potential SPAs, possible SACs, and listed or proposed Ramsar sites.'

The NPPF requires the Planning Authority to have a responsibility to promote the preservation, restoration and re-creation of priority habitats, and ecological networks and the protection and recovery of priority species populations linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan.

In addition, the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure.