

Preliminary Ecological Appraisal/Preliminary Roost Assessment

Survey site address:

Former Woolcoomber, Atkins Way, Burbage, Leicestershire, LE10 2PH

Client:

Anish Keshwara

Survey date:

23rd June 2025

Project:

This report is prepared to inform a planning application with Hinkley & Bosworth Borough Council. The proposal is described as:

Change of use of the ground floor to retail to include single-storey rear extension and conversion of the first floor to create 4 flats. [26/10029/PREHMO]

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

Executive Summary PEA

The habitats on site are of no specific conservation value. These are to be partially destroyed but those retained could be damaged during construction and/or degraded during the lifetime of the development. Loss or damage will contribute to net losses of biodiversity of **LOCAL** magnitude.

Building B1 hosts features that could be used by roosting bats. **No evidence of roosting bats** was found within/on B1 or B2, however evidence can be weathered away could be hidden within inaccessible areas such as beneath roof tiles and its lack cannot be taken as evidence of absence. The identified features are likely to support only **opportunistic/sheltering** and **lower** conservation value roosts of **occasional & permanent day roosting** use of value to common **crevice dwelling** species. The landscape is **unlikely to** support rarer species. There **will be a risk of** adverse impacts on roosting bats from the development in the form of **destruction** of any roosts and **death/injury/disturbance** of bats as the development will subsume the features associated with the ground floor pitched roof extension on the southwest elevation and the closing of a hole that may provide access to internal wall features. However, it will leave identified features elsewhere intact.

Bat Emergence Surveys

Further work is required to **identify the presence or likely absence of bat roosts** in the form of a **Bat Emergence Survey (BERS) /Hibernation Survey**. Surveys must be a minimum of **x3 weeks apart** and supported by Night Vision Aid's (NVA's). Surveys of buildings assigned **low or moderate habitat value** must take place within the **optimal period**. Deviations from this will require significant justification and LPA discretion.

Building	Roosting bat habitat value	Surveyors	Additional IR	Visits	Timing
B1	Low	3	2	1	May to September (mid-May to August)

Negligible (B2) Tree (T1)

The identified features associated with B2 and T1 do not represent a high enough risk to render further survey proportional. All identified features will be inspected prior to demolition by an ecologist via torch, mirrors and endoscope and subject to soft strip during the active period of May to September. Access may require a **Mobile Elevated Work Platform (MEWP)**. If no evidence is found (and is considered unlikely to have been removed by weather, cleaning or inaccessibility) then further surveys are not deemed proportional under current guidelines (Collins, 2023). If bats were found, work will stop whilst Natural England is contacted for advice. Precautionary measures of demolition methodology and construction site management are detailed for soft stripping of identified features. A bat method statement within a **Construction Ecological Management Plan (CEMP)** may be requested to accompany the application or as a condition of planning consent.

European Protected Species Licence (EPSL)

If/where bat roosts are confirmed an **EPSL** application will be required to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. **A Material Changes Check** will be required within three months of the EPSL submission, if no survey work has been undertaken within that period. If bat droppings were found during the PRA a sample will need to be sent off for DNA analysis to confirm the bat species present and Biological Records Data (PRA) must be purchased from the local records centre to inform the application

There are no further specific concerns relating to **Protected or otherwise Important Species or Assemblages** of a scale warranting further investigation. Precautionary measures of vegetation clearance/demolition methodology and construction site management are detailed for fauna. A **Construction Ecological Management Plan (CEMP)** may be requested as a condition of planning consent.

The development will need to achieve a Biodiversity Net Gain to offset habitat losses. Pre-app advice has suggested that the site will fall beneath the de-minimis and formal BNG calculations will not therefore be required to achieve this. Instead, this can be delivered through a bespoke approach.

An **Ecological Management and Enhancement Plan (EMEP)** or other named variant will likely be requested via condition to secure habitat and wildlife enhancement measures in line with local planning policy and national legislative requirements.

Further information including conclusions, justifications and opportunities for biodiversity enhancement, is provided within the body of the report.

To avoid the risk of criminal offence, Clients must not remediate, destroy or block any features providing bat access prior to determining the need for and acquiring a licence without approval from Natural England.

Limitations and Copyright

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The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if more than 18 months have elapsed since the site visit.

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Version control

Status	Issue	Name	Date
Final	1.0	Fay Brotherhood BSc (Hons) MSc, FISC4, Principal Ecologist [Accredited Agent on Level 2 Natural England Bat Licence Number: 2025-86119-CL18-BAT since 2020].	15/07/2026
Amended	1.1	Fay Brotherhood BSc (Hons) MSc, FISC4, Principal Ecologist [Accredited Agent on Level 2 Natural England Bat Licence Number: 2025-86119-CL18-BAT since 2020].	20/07/2026
Amended	1.2	Fay Brotherhood BSc (Hons) MSc, FISC4, Principal Ecologist [Accredited Agent on Level 2 Natural England Bat Licence Number: 2025-86119-CL18-BAT since 2020].	29/07/2026

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1.0 Introduction

Project Background	
Background	Arbtech Consultancy Ltd was instructed to undertake a Preliminary Ecological Appraisal (PEA)/Preliminary Roost Assessment (PRA) (variously referred to as the; “survey, report”). Project, site and client details are named on the title page. A plan of the proposal will be provided in Appendix 1 (when available if not included). The aim of the PEA was to determine the sites ecological baseline, conduct a preliminary assessment of likely ecological impacts arising from the proposed development and from this, determine the need for any further, taxon specific survey. The aim of the PRA element was to evaluate the trees and buildings for their roosting bat habitat value, gain an understanding of how bats could use the site for roosting, foraging or commuting, assess the likely impacts of the development on bats, and from this determine the need for any further investigation via bat emergence or endoscope surveys
Previous Reports	No ecological reports have been previously produced for the site to the authors knowledge.
General Limitations	Whilst every effort has been made to describe and evaluate the baseline conditions, this report is a preliminary assessment and does not provide a complete characterisation of the site or a detailed survey/assessment of each species group discussed. It assesses for the likelihood (or lack thereof) that Important Habitats and Species may be present, based on a site, landscape and habitat value-based risk assessment which draws upon the ecology, biology and known distribution of species as currently understood. Any limitations which introduce uncertainty should trigger further survey or precautionary measures (with respect to proportionality), with consideration given to the precautionary principle throughout. General limitations are described below. Species specific limitations are described in section 5.0. - The PEA is carried out by a generalist ecologist and does not represent a full survey for any specific group of plants or animals. A full account of any taxa is only possible via specialist survey. Any such requirements are outlined within the report. - Whilst planning policy and professional standards usually call for the inclusion of biological records data (BRD), CIEEM state in their Guidelines to PEA (2017) that there are circumstances in which they may not be necessary. In the case of this site, its purchase is considered disproportionate to the small scale and low overall impacts of the development, in which likely presence or absence of and impacts upon taxon groups and other ecological receptors can be predicted on a precautionary basis using the author’s professional judgement. As such, their inclusion is not anticipated to add significant weight to or alter the conclusions within. Where BRD was not obtained and there is no publicly available non-statutory site data, a precautionary assessment of the likelihood of presence in the surrounding area was made. BRD WILL BE REQUIRED SHOULD THIS OR ANY SUBSEQUENT SURVEY REVEAL ANY REQUIREMENT FOR EUROPEAN PROTECTED SPECIES LICENCING AND WILL BE REQUIRED TO INFORM ANY RECOMMENDED PHASE 2 SURVEYS ASSESSING BOTANY, INVERTEBRATES AND BIRDS). - Data on Magic may not always include up to date EPSL information. - Data regarding offsite habitats from the desk study is based upon information provided by third parties. This has not been independently verified by Arbtech Consulting Limited. Public data from British Geological Society and the Landis Soils App is not designed for professional use and due to its low resolution, ground truthing may be required to inform any required habitat creation works. Data on Magic cannot be relied upon to capture all Important Habitats, especially where they occur at the small and fragmentary scale. All limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation.

Surveyor Experience & Qualifications	The site survey was undertaken by Fay Brotherhood BSc, (Hons) MSc FISC4 botanist, [Accredited Agent on Level 2 Natural England Bat Licence Number:- 2025-86119-CL18-BAT since 2020]. A botanical specialist, Fay holds a BTEC National Diploma in Countryside Management, a BSc Hons in Wildlife Conservation and an MSc in Environmental Management. Across both consultancy and conservation, she has 6 years of professional survey experience and nearly 30 years of amateur experience in the identification of plants, fungi, and more recently, lichens and bryophytes. She is an active recorder and is a member of the British Botanical Society of Britain and Ireland (BSBI).				
Survey conditions	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
	30+	76	0	0	None

2.0 Desk Study

Results & Conclusions

Using Magic, Google Satellite/Bing Satellite/Historic Google Earth, historic ordnance survey, the British Geological Society Map Viewer, Landis Soils app and Non-Statutory Designated Site data within any purchased Biological Records Data (BRD) (if obtained) and personal communications with the client, an assessment is made of the sites landscape context, broad wildlife value and connectivity to/context with local designated sites and habitats.

Location and Landscape plan in Appendix 2

Desk Study

Site Context

Site Variables

National Grid Reference (central point)

SP 43539325

Site Area

Approximately 0.23ha

Site Description & Landscape Analysis

The site contains a presently unoccupied pub and its associated hard and soft landscaping. The site boundaries are made up of hedgerows and fences, shrubs and trees and are well vegetated. There are x2 trees within the site boundaries.

The site is located in a housing estate in Burbage, to the south east of Hinkley. The suburban landscape in the estate immediately surrounding the pub is a moderately well vegetated one of small gardens containing some limited tree cover. Some of the gardens coalesce into linear features, providing commuting routes around the landscape for urban wildlife, in a landscape that is fragmented only by relatively minor estate roads. The southern corner of the pub garden adjoins a chain of gardens, rendering it part of a minor wildlife corridor with some connectivity to a playing field ~226m southwest

	of the site. This itself abuts a broad area of semi natural habitat (scrub, rough grassland and trees) and an allotment. Both are associated with the corridor of the Sketchley Brook. A railway forms the northwestern boundary of this greenspace (~320m northwest) and this forms a major green corridor extending from the northeast and southwest of Hinkley. The urban fringe of Burbage lies approximately 660m northwest, and the wider rural landscape is a mixed agricultural one of predominantly pasture with some arable, arranged in what appears to be an Ancient Countryside layout of small and irregularly shaped fields, delineated by tree lined hedgerows, with some ancient woodlands and evidence of ridge and furrow denoting ancient grasslands, which together indicate a landscape of high foraging and commuting value. History, Management and Land Uses In the 1800's the site and its encompassing estate formed part of a network of pastures (as are still extant in the remaining agricultural landscape). Geology and Soils The site is underlain by London clay, which is itself overlain by superficial deposits of gravel of the acidic Kesgrave Group. This has weathered to generate slightly acid loamy and clayey soils with impeded drainage, of moderate to high fertility, suited to a wide range of pasture and woodland types. Hydrology The site lies reasonably near (~210m) south of the Sketchley Brook. This is heavily culverted and disconnected from its more semi-natural reaches to the west of the B4109. There are no watercourses adjacent or connected to the site. As such the risk of riparian species can be ruled out and they are scoped out of further consideration within the report.
Local (offsite) Habitats	Important habitats within 2km of the site (as mapped on Magic) include; Section 41 Habitats of Principle Importance • Lowland mixed deciduous woodland (~190m) north • Ancient Woodland (Burbage Woods) (1.3km northeast) • Open Mosaic on Previously Developed Land (~503m north) • Lowland Heath (associated with Burbage Woods) Other Important Habitats (non-S.41) • good quality semi-improved grassland (associated with Burbage Woods) The closest s.41 habitat to the site is broadleaved deciduous woodland. There is no meaningful connectivity between the site and any offsite habitats sites due to distance and the presence of connectivity disrupting barriers such as roads, although urban wildlife and light sensitive bats may cross the gardens to the woodland.

Designated Sites	Designated Sites Summary - The site is not subject to any National statutory or non-statutory designation. - There is x1 National Statutory Sites within 2km of the site, located ~1.3km north west from the site. This has no direct connectivity to the site although it is well connected to the urban fringe of Burbage via intervening habitats/the hedgerow network. - The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local Biological Records Centre, however the habitats in the immediate environs of the site are not deemed likely to host designations or qualify under the counties criteria for designation/host high quality habitat.. National Network Sites The nearest National Network Site/International importance (SAC, SPA, Ramsar), Ensors Pool SAC. The site is unlikely to be contextually related to it by virtue of the lack of geological/landscape/habitat congruity There are/are no bat SAC's within 10km of the proposed development. <table><tr><th colspan="3">National Statutory Sites (LNR, SSSI)</th></tr><tr><th>Name</th><th>Distance</th><th>Citation</th></tr><tr><td>Burbage Common & Woods LNR</td><td>1.3km northwest</td><td> <i>The site is fairly evenly split between grassland and woodland with significant scrubland habitat. Most of the grassland is registered common and is unimproved acid grassland with some areas of heath. The woodlands are largely semi-natural ancient woodland of oak, ash and maple with a good ground flora.</i> <i>A large colony of adderstongue fern thrives on part of the grassland. Woodland flora includes pendulous sedge, water avens, moschatelle, wood anenomes, bluebells and wood sorrel. Over 250 species of fungi , 300 flowering plants, 15 damselflies and dragonflies, 20 butterflies and 100 birds have been recorded on the site.</i> </td></tr><tr><td>Burbage Wood and Aston Firs SSSI</td><td>1.3km northwest</td><td> <i>Reasons for Notification:</i> <i>The site comprises one of the best remaining examples of ash-oak-maple woodland in Leicestershire and is representative of semi-natural woodland developed on the clays of eastern England.</i> <i>Biology:</i> <i>Burbage Wood and Aston Firs have developed on rather poorly-drained soils derived from the underlying Glacial Boulder Clay. The woodland canopy is dominated by ash Fraxinus excelsior and oak Quercus robur and contains some wych elm Ulmus glabra and English elm Ulmus procera. The shrub layer is dominated by hazel Corylus avellana and hawthorn Crataegus monogyna, but also includes field maple Acer campestre, privet Ligustrum vulgare, dogwood Swida sanguinea and rowan Sorbus aucuparia. The ground vegetation is characterised by an abundance of honeysuckle Lonicera periclymenum, bramble Rubus fruticosus, bluebell Endymion non-scriptus, false brome Brachypodium sylvaticum, rough meadow-grass Poa trivialis and tufted hair-grass Deschampsia cespitosa, and includes a large number of plant species typical of semi-natural woodland such as sweet woodruff</i> </td></tr></table>	National Statutory Sites (LNR, SSSI)			Name	Distance	Citation	Burbage Common & Woods LNR	1.3km northwest	<i>The site is fairly evenly split between grassland and woodland with significant scrubland habitat. Most of the grassland is registered common and is unimproved acid grassland with some areas of heath. The woodlands are largely semi-natural ancient woodland of oak, ash and maple with a good ground flora.</i> <i>A large colony of adderstongue fern thrives on part of the grassland. Woodland flora includes pendulous sedge, water avens, moschatelle, wood anenomes, bluebells and wood sorrel. Over 250 species of fungi , 300 flowering plants, 15 damselflies and dragonflies, 20 butterflies and 100 birds have been recorded on the site.</i>	Burbage Wood and Aston Firs SSSI	1.3km northwest	<i>Reasons for Notification:</i> <i>The site comprises one of the best remaining examples of ash-oak-maple woodland in Leicestershire and is representative of semi-natural woodland developed on the clays of eastern England.</i> <i>Biology:</i> <i>Burbage Wood and Aston Firs have developed on rather poorly-drained soils derived from the underlying Glacial Boulder Clay. The woodland canopy is dominated by ash Fraxinus excelsior and oak Quercus robur and contains some wych elm Ulmus glabra and English elm Ulmus procera. The shrub layer is dominated by hazel Corylus avellana and hawthorn Crataegus monogyna, but also includes field maple Acer campestre, privet Ligustrum vulgare, dogwood Swida sanguinea and rowan Sorbus aucuparia. The ground vegetation is characterised by an abundance of honeysuckle Lonicera periclymenum, bramble Rubus fruticosus, bluebell Endymion non-scriptus, false brome Brachypodium sylvaticum, rough meadow-grass Poa trivialis and tufted hair-grass Deschampsia cespitosa, and includes a large number of plant species typical of semi-natural woodland such as sweet woodruff</i>
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		Asperula oderata, moschatel Adoxa moschatellina, yellow archangel Galeobdolon luteum, water avens Geum rivale and several species of woodland orchids.		
National Network Sites (SAC, SPA, Ramsar)				
Name		Distance	Citation	
Ensors	pool	8.9km	Annex I habitats that are a primary reason for selection of this site	
SAC		southwest	Not Applicable	
			Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site	
			Not Applicable	
			Annex II species that are a primary reason for selection of this site	
			1092 White-clawed (or Atlantic stream) crayfish Austropotamobius pallipes	
			This lowland site in central England represents white-clawed crayfish Austropotamobius pallipes in standing water.	
			This 1 ha marl pit holds a very large population, estimated at 50,000. Although crayfish plague outbreaks have occurred in the Midlands, this waterbody is isolated from river systems and is a good example of a ‘refuge’ site in an important part of the species’ former range.	
			Annex II species present as a qualifying feature, but not a primary reason for site selection	
			Not Applicable	
SSSI Impact Risk Zones				
The site does fall within the impact risk zone for Burbage Wood and Aston Firs SSSI, however, the proposed development type is not listed as possible high risk with regard to this designation.				
European Protected Species Licences	Bats			
	A search of the magic.gov.uk database for EPSLs within a 2km radius of the site has been completed. There are NO EPSL’s within 2km of the site and as such the site hosts no risk of hosting displaced bats from failed mitigation.			
	Amphibians			
	There is x1 EPSL’s for great crested newt within 2km. It is unlikely that displaced animals from failed mitigation would find alternative harbourage on site due to poor connectivity.			
	A check was also completed for positive great crested newt class survey license returns and historic pond surveys. None were found.			
	Others			
	None			
EPSL reference		Species affected	Distance from site	Impacts allowed by license
EPSM2012-4412		GCN	~1.7km northwest	Damage and destruction of a resting place

3.0 Field Survey Results

Limitations and Aims

Specific Limitations

- This survey does not represent a full botanical assessment. It is a preliminary assessment made in the aim of recommending the need or lack thereof for in depth botanical surveys.

All limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation.

Aims

The site is evaluated via the desk and field survey for the possible presence of important onsite habitats & species.

Important Habitats

- Annex 1 Habitats Directive habitats (International importance)
- Section 41 Habitats of Principle Importance (NERC Act 2006)
- Irreplaceable habitats, which once lost cannot be recreated (Technical note T3 of CIEEM et al, 2019, National Planning Policy Framework 2023, Irreplaceable Habitat Regulations 2024) (International Importance)
- Other important (and potentially irreplaceable) habitats such as waxcap grasslands as determined by professional judgement and known scoring criterias (Local to international importance)
- Local Biodiversity Action Plan Habitats
- Meets SSSI/Wildlife site criteria.

Important Species

These are defined as any plant/fungi/lichen or bryophyte species, subspecies or hybrid which is:

- Protected under Schedule 5 Conservation of Habitats and Species Regulations 2017 (as amended) (European Protected Species)¹
- Protected under Schedule 8 Wildlife & Countryside Act 1981 (as amended)²
- Section 41 Species of Principle Importance under the National Environment and Rural Communities Act (2006)³
- Red-listed in England or Great Britain⁴

¹ <https://www.legislation.gov.uk/ukxi/2017/1012/schedule/5>

² <https://www.legislation.gov.uk/ukpga/1981/69/schedule/8>

³ Including species which are a conservation priority within England.

https://assets.publishing.service.gov.uk/media/6384cbb98fa8f54d5aba1620/Section_41_of_the_Natural_Environment_and_Rural_Communities__NERC__Act_2006_habitats_and_species_of_principal_importance_in_England.ods

⁴ Following Stroh et al, 2014 A Vascular Plant Red-list for England. Available at: https://bsbi.org/wp-content/uploads/dlm_uploads/England_Red_List_1.pdf

- Endemic to or has important populations within GB or NW Europe (UK has International Responsibility)
- Occurring at fewer than 100 hectad⁵ localities at country or GB level (country-scarce / nationally scarce)
- Occurring at fewer than 15 hectad localities at country or GB level (country-rare/nationally rare)
- Scarce or rare at regional, county or local level⁶
- Qualifies a site for SSSI/Wildlife Site status.

Important Assemblages

Defined as Ecologically Coherent Assemblages associated with specific habitats or conditions and considered to be of high conservation value, up to international importance. Usually concerns the following;

- Fungi⁷ (e.g Internationally Important = Grassland (e.g Waxcap (CHEGD+) grasslands, Beech and oak deadwood), Tooth fungi of oak, beech or sweet chestnut, Montane heath, Caledonian pine wood, Atlantic hazel and Atlantic oakwood, Dunes and sandy soils, + others listed in Bosanquet et al (2018)).
- Lichen⁸ (Annex 1 assemblages - Temperate rainforest, Hyperoceanic acid montane rock/soils, Southern oceanic woodland assemblage + others).

This approach aligns with the characterisation of Important Ecological Features as defined by the Chartered Institute of Ecology and Environmental Management (CIEEM) within standing Ecological Impact Assessment (EcIA) guidelines⁹.

UKHabs codes and description (see habitat map in Appendix 3)

The habitats and present within and adjacent to the site are listed and described in the following table. They are illustrated via habitat maps in Appendix 3 with photographs provided in Appendix 4. Habitats and plants on site are described, following the UKHabs V 2.0 coding system (UK Habitat Classification Working Group, 2023). The National Vegetation Classification (NVC) (Rodwell various dates) is used to supplement where resolution of ambiguity is required.

Vegetative communities are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare) where appropriate.

Urban Habitats

Primary Codes

u1 Built up areas and gardens 108 vegetated garden 846 flower beds 847 introduced shrubs

u1f Sparsely vegetated urban land 81 ruderal ephemeral

⁵ Hectad records include records within 10x10km squares. Also see www.bsbi.org/maps

⁶ This was ascertained through review of BSBI and British Bryological Society mapped plant distributions.

⁷ Bosanquet, S.D.S., Ainsworth, A.M., Cooch, S.P., Genney, D.R., & Wilkins, T.C. (2018). Guidelines for the Selection of Biological SSSIs. Part 2: Detailed Guidelines for Habitats and Species Groups. Chapter 14 Non-lichenised Fungi. Joint Nature Conservation Committee, Peterborough.

⁸ Sanderson, N. A., Wilkins, T.C., Bosanquet, S.D.S and Genney, D.R. 2018. Guidelines for the Selection of Biological SSSIs. Part 2: Detailed Guidelines for Habitats and Species Groups. Chapter 13 Lichens and associated microfungi. Joint Nature Conservation Committee, Peterborough

⁹ Chartered Institute of Ecology and Environmental Management (CIEEM)., 2022. Guidelines for Ecological Impact Assessment in the UK and Ireland. Available at: <https://cieem.net/wp-content/uploads/2018/08/ECIA-Guidelines-2018-Terrestrial-Freshwater-Coastal-and-Marine-V1.2-April-22-Compressed.pdf>

u1b Developed land; sealed surface

u1c Artificial unvegetated, unsealed surface

u1e Built linear features, 853 mortared wall

Secondary Codes

- The sites flowerbeds have not been recently cultivated and are sparsely vegetated, with a widespread native and self-set ornamental assemblage, with no particular patterns of relative abundance and typical of urban areas and gardens.
- Hard standing areas both around the pubs patio areas and the boundaries of the car park have been colonised by a range of earth mosses and ornamental/native ruderal species including yellow corydalis *Pseudofumaria lutea* yellow, bellflower *Campanula poscharskyana*, cats ear *Hypochaeris radicata*, wood avens *Geum urbanum*, spear thistle *Cirsium vulgare*, self-heal *Prunella vulgaris*, herb Robert *Geum robertianum*, willowherbs *Epilobium* spp., wild strawberry *Fragaria vesca*, musk mallow *Malva moschata*, red valerian *Cetranthus rubra*, hard rush *Juncus inflexus*, *Nostoc* cyanobacteria, buddleja *Buddleja davidii*, purple toadflax *Linaria purpureum* and grasses common to the lawn (Yorkshire fog *Holcus lanatus*, red fescue *Festuca rubra*, smooth meadow grass *Poa pratensis*.
- There are some low mortared walls surrounding the car park and forming a raised bed boundary between the rear patio and lawn.
- A small, triangular parcel of introduced shrubs and ornamental perennials is located in the car parks northeastern corner, which also includes some early successional grassland over former flowerbed.

The boundaries of the site are formed largely of a range of overstood ornamental shrubs, which have not received management for some years.

Condition Assessment Sheet for URBAN habitat types (u1f Sparsely vegetated urban land/80 Open mosaic habitats on previously developed land

A Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.

PASS

B The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.

PASS

C "Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area³. **Note** - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover)."

PASS

Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):

- Passes all 3 core criteria; **AND**
- Meets the requirements for Good condition within criterion C." **Good (3)**
- Passes 2 of 3 core criteria; **OR**
- Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C." **Moderate (2)**
- Passes 0 or 1 of 3 core criteria. **Poor (1)**

The habitat parcel passes 3 out of 3 criteria AND meets the requirements for Good condition within Criterion C and therefore is assessed as being in GOOD condition.

The remaining habitats described above do not qualify for BNG condition assessment.

Photographs – Urban Habitats – Sparsely Vegetated Ground



Figure 1 – The rear garden facing east



Figure 2 – southeastern corner of car park



Figure 3 – western porch area

Photographs – Urban Habitats – Walls



Figure 1 – Rear garden wall



Figure 2 – Rear garden wall



Figure 3 – rear garden facing south

Photographs – Urban Habitats – Introduced shrubs



Figure 1



Figure 2



Figure 3

g4 Modified grassland

Primary Code

g4 modified grassland

The rear garden contains an unmanaged amenity lawn, with a sward height of 50-100cm and containing a species poor community dominated by Yorkshire fog *Holcus lanatus*, red fescue *Festuca rubra* and smooth meadow grass *Poa pratensis* with rare false oat grass *Arrhenatherum elatius*. Forbs are few at less than 10% of the sward, comprising frequent white clover *Trifolium repens* and occasional common sorrel *Rumex acetosa*.

Low Distinctiveness Grassland Condition Assessment Sheet (It is to the discretion of the BNG consultant as to whether this should be classified alone or as part of Vegetated Garden)

- A. There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet. **FAIL – Particularly poor community**
- B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed. **FAIL – homogenous height of 50-100cm**
- C. Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. **PASS – scrub not a feature of the site.**
- D. Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. **PASS**
- E. Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)² **FAIL – no bare ground**
- F. Cover of bracken *Pteridium aquilinum* is less than 20%. **PASS – Bracken not a typical component of local vegetation**
- G. There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA4). **PASS**

Passes 6 or 7 criteria including passing essential criterion A
 Passes 4 or 5 criteria including passing essential criterion A
 "Passes 3 or fewer criteria;
 OR
 Passes 4 - 6 criteria (excluding criterion A)"

Good (3)
 Moderate (2)

 Poor (1)

The habitat passes 3 out of 7 criteria, **failing essential criterion A** and is therefore assessed as being in **POOR** condition.

Footnotes

"Footnote 1 – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended)."

Photographs – Modified Grassland



Figure 1 – The rear garden facing north



Figure 2 – front garden facing north



Figure 3 – rear garden facing south

Individual Trees

u1 built up areas and gardens 32 scattered trees

There is x1 mature tree within the grounds of the site, detailed in the below table. All trees were subject to ground level assessment for bat roosting habitat value and the results of this are presented in **Section 4.0**.

For BNG condition assessment purposes size classes are listed below.

Not qualifying for assessment = <7cm DBH

Small = 7-30cm DBH (not counted for BNG within residential gardens)

Medium = 30-90 DBH

Large = >90 DBH

Tree Group 1 – (rear garden)

Tree ref	Species	DBH cm	Size	Native	Potential bat roost/barn owl nesting and other ecological features/Mgt comments
T1	<i>Acer pseudoplatanoides</i>	30-50	M	Y	Densely clothed in mature ivy, which is of an age like to produce a late summer nectar resource. The ivy may be obscuring additional ecological features.

Condition assessment Criteria Individual Trees

A	The tree is a native species (or at least 70% within the block are native species PASS
B	Tree canopy is predominantly continuous with gaps in canopy making up <10% of total area and no individual gap being >5m wide (individual trees automatically pass this criterion). PASS

C	The tree is mature (or more than 50% within the block are mature PASS
D	There is little to no evidence of adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). There is no current regular pruning regime so the trees retain >75% of the expected canopy for their age range and height. PASS
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. PASS

Passes 5 or 6 of 6 criteria = **GOOD (3)**

Passes 3 or 4 of 6 criteria = **MODERATE (2)**

Passes 0, 1 or 2 of 6 criteria = **POOR (1)**

The tree passes 5 of 5 criteria and is assessed as being in GOOD condition.

Trees



T1

u1b5 Buildings

There is one building and present on site. These are discussed in further depth and evaluated for their bat and bird roosting habitat value in **Section 4.0**.

This habitat does **NOT qualify for condition assessment**.

4.0 Preliminary Roost Assessment

Assessment of Bat and Bird Habitat Value

This chapter assesses trees and buildings for the presence of features of value to roosting bats and nesting birds.

Limitations	Trees • The trees were in full leaf and this obscured viewing across the full canopy • Some of the trees elevations were in neighbouring properties to which no access had been granted and could not be viewed • Inspection was impeded by limitations to ground level assessment and there is suspicion from the trees age, size and condition that hidden features could be present and further investigation would be required to establish if there are any suitable features on the tree prior to any felling or tree works. • There was no safe opportunity for unsupervised ladder placement. As such, their likely habitat value to bats or birds cannot be assessed fully without further assessment. Buildings • The survey was carried out amidst a prolonged heatwave which generated excessive loft temperatures, with the loft space still being at 36°C despite the surveyor visiting the site in the evening (6pm). This is at the limits of human endurance, and the surveyor abandoned the parts of the loft inspection that required circumnavigation of complex truss structures to avert the risk of succumbing to heat exhaustion in areas that would be difficult to escape. This is not considered a serious limitation as the entire floor space of this area could be viewed and torched from a stationary position. • No BRD has been obtained. This is not considered a significant limitation as an assessment of the species likely to be present in the locale is made from the surveyors knowledge of general bat distribution, foraging ecology and landscape level dispersal patterns. Landscape analysis, which also includes assessment of the density of older buildings and settlements and tree rich habitats also allows the surveyor to predict the likely density and type of local roosts. This precautionary process would take place even in the event of negative BRD returns.BRD required to inform any required licence. These limitations are factored into any recommendations for mitigation or further survey.
Dropping Analysis	No droppings collected
Ground Level Tree Roosting Assessment <i>The results of the GLTA are provided in the tables below and locations of trees with bat habitat value are illustrated in Appendix 3.</i>	
Summary	The tree was subject to ground level assessment for roosting bat and nesting barn owl habitat value. The trees onsite are afforded the following classification as per below; T1: Potential Roost Feature classification (PRF – I)

	The tree contains at least one decay or damage feature of habitat value to roosting bats. The features on the tree are suitable for single or low numbers of bats likely to use them on a temporary or occasional basis. This is because they provide only few small spaces and/or have qualities which render them highly ephemeral and thus unsuitable for maternity or permanent roosting. These comprise the following. - Ivy but not forming a particularly dense plate like network of high crevice forming capacity. - Ivy may be obscuring additional features.
B1 – Building Assessment of Bat and Bird Roosting Habitat Value <i>The results of the PRA are provided in the table below and are illustrated in Appendix 3 with photographs provided in Appendix 4.</i>	
Building Assessment - Exterior	
Building Description	Roosting Bat Habitat Value: LOW B1 is a T shaped, triple gabled, brick built and pitched roofed former public house. There is a flat roofed extension on its eastern elevation, a pitched roof and gabled ground extension on the western elevation and a ground floor flat roof extension on the southern elevation, attached to which is a timber framed smoking shelter running around the southeastern and northeastern elevations.
External Bat Evidence	No Bat Evidence No evidence of bats found externally in the form of droppings, feeding remains, fur grease marks or urine stains. However, evidence is not always visible internally as it may be weathered away or accumulate under hidden surfaces (e.g. beneath roof tiles). As such, a lack of evidence cannot be taken as evidence of absence.
Assessment of External Features	Pitched Roof The roof is clad in S shaped clay roof tiles, which appear overall to lie flush. There are however some gaps associated with the juncture between mortar and tiles along the bottommost course of the tiles on the southern elevation of the western extension. These are immediately adjacent to the guttering, meaning they do not provide a clear flight path and would be vulnerable as access points to predation from cats. The feature is also deeply shaded by trees and in a cluttered environment, reducing the likelihood that bats would use them. There are some raised tiles close to the valley on the southern elevation. These appear minor and under 20mm. The ridge tiles are all present and intact with no areas of missing mortar that might provide access to the ridge. Gable ends There are concrete fascia/soffit tiles cladding the gables which lie flush against the walls and between one another and offer no access points. There are no gaps around the gable end brickwork. There is in general no missing mortar around the verges and thus no access underneath the tiles, other than in one area on the eastern corner of the northern gable where some of the mortar has fallen away from where it encloses both the top and bottom verge tiles. Another gap appears two thirds along that verge. However, this does not appear to provide the depth required to be of value as a roosting feature. There is no mortar missing from the end ridge cap, and thus no access underneath the tiles.

There is a small hole in the southeastern facing gable, likely cut for wiring which could provide access to the loft space..

Chimneys

There is one chimney located on the roof of the building. The brickwork on the chimneys exhibits no gaps or cracks. There is lead flashing around the bases of the chimney which fits flush, providing no bat access points.

Eaves

The timber soffits/fascias fit flush against the wall with no gaps at their junctures, providing no routes of ingress to the voids behind or the loft space itself.

Brickwork/rendering/weatherboarding/hanging tiles

The brickwork around the building is partially rendered and appears to be in excellent condition with no gaps or cracks in which bats could roost. There is a large hole cut in the southeastern facing ground floor wall to provide access for a vent pipe, which could provide access to the cellar. This was removed in May, so it would not have formed an access point last winter. This is to be re-installed.

Doors and windows

The doors and windows appear to fit tightly in their housings with no surrounding gaps or cracks.

Flat Roof

The flat roofs are bitumen felt lined, and this is laid flush with no gaps along the edges under which bats could roost.

Smoking shelter

The timber framed smoking shelter appeared to be of sound construction, with all components fitting flush with no substantial gaps between the timber junctures and walls

Preliminary Roost Assessment Photographs



Figure 1 – Southeast elevation



Figure 2 – Northeast elevation



Figure 4 – Southwest elevation



Figure 5 – northwest elevation



Figure 6 – verge gaps northwest elevation



Figure 7 – hole in gable southeast elevation



Figure 8 – minor raised tiles at valley on south eastern elevation



Figure 9 – large hole associated with old vent



Figure 10 Minor gaps associated with bottom course of tiles on south eastern elevation of southwestern extension



Figure 11 – smoking shelter



Figure 12 – smoking shelter

Building Assessment - Interior

L1 Internal dimensions: 1.5m H x 4 W x 10m L Temperature: 36°C Relative humidity: 81%	Cellar Internal dimensions: 2.1m H x 4 W x 7m L (+ smaller rooms) Temperature: 8.7°C Relative humidity: 60%	
Bat Evidence	No Bat Evidence No evidence of bats found internally in the form of droppings, feeding remains, fur grease marks or urine stains. However evidence is not always visible internally as it may accumulate under hidden surfaces (e.g. beneath roof tiles). As such, a lack of evidence cannot be taken as evidence of absence.	
Assessment of Internal Features	Roof structure/timbers There is one loft space within the main roof void of B1 This is T shaped, with three gable ends. The roof structure is built from planed timber beams of a modern but traditional design. The timbers fit flush together, providing no particular crevice network. The traditional design provides an open flight space, but in some areas trussing makes for a cramped space around the juncture of the T.. It includes a ridge beam which provides roosting opportunities for void dwelling bats along the apex. There are thick cobwebs around the ridge and gable apexes, which could indicate a lack of recent roosting activity from void dwelling species. However, the void is clear of cobwebs which can indicate recent flying activity from bats or birds. Chimneys/Vent outlets	

There is x1 chimney vent outlet within the loft space of B1. Where these exit the loft, the fitting is flush, offering no roosting sites or likely areas of ingress. In addition, dense and dust covered cobwebs indicate no recent disturbance in this region.

Roof lining

The roof is lined with bitumen felt which appears to be in good condition with no gaps and tears.

Light ingress

Daylight enters through the hole in the southern gable and through a gap at the eaves, from a tile gap that was not visible from the ground.

Gable ends

There are three brick gable ends. There appeared to be no gaps around the brickwork on the gable ends that bats could use to enter the building, however the two sides of the T were not fully examined for health and safety reasons.

Floor

The floor of the loft space is lined with fibreglass insulation. Thus can collect accumulations of bat droppings and feeding evidence.

Cellar

There is a complex cellar with several rooms which maintains a consistent cool space. The walls and ceilings do not offer substantial roosting opportunities in and of themselves but there are multiple gaps leading into internal wall voids where fixtures and fittings enter the walls, which may be of value to hibernating bats and may have indirect connectivity to external spaces. The only direct form of external access visible from within is associated with gaps around the beer keg hatch.

Preliminary Roost Assessment Photographs - Internal



Figure 1 L1 facing north



Figure 2 – L1 facing south



Figure 3 – Trussing



Figure 5 – Dense cobwebbing at gable apex



Figure 6 – Light ingress at eaves



Figure 7 – Cellar



Figure 5 – internal cellar crevice network



Figure 6 – Internal crevice



Figure 7 – internal crevice



Outbuildings, sheds and other minor structures.

B2– Building Assessment of Bat Roosting Habitat Value:.
The results of the PRA are provided in the table below and are illustrated in Appendix 3 with photographs provided in Appendix 4.

Bat Habitat Value = NEGLIGIBLE
The structure (an open fronted shelter) contains some minor crevices associated with loose roof felt edges, but is generally in a cluttered position with no features of internal value.

B1 No Bat Evidence
No evidence of bats found internally or on external surfaces. However, such evidence can be weathered away from external surfaces and is not always visible internally as it may accumulate under hidden surfaces (e.g. beneath roof tiles). As such, a lack of evidence cannot be taken as evidence of absence.

Preliminary Roost Assessment Photographs – Outbuilding (B2)



Figure 1 – B2 south



Figure 2 – B2 internal



Figure 4 – B2 north

5.0 Conclusions, Impacts & Recommendations

Results, Conclusions and Recommendations –

The below evaluates the results of the survey. using desk study and site survey. This table includes any further work you will need to commission to obtain planning permission or comply with legislation for other consent. Enhancements are listed at the end of the report.

Geographic scale of Importance	Qualifying criteria
International	- Standards for Highways (2020) the Design Manual for Roads and Bridges, LA 108: Sustainability & Environment Appraisal LA 108 Biodiversity - European designated sites where identified habitats are a listed feature, including SACs and Ramsar sites for example. All habitats listed within Annex I Habitats Directive (Interpretation manual of EU Habitats link: https://www.mase.gov.it/sites/default/files/archivio/allegati/rete_natura_2000/int_manual_eu28.pdf).
National	- Nationally designated sites where identified habitats are a listed feature, including SSSIs and NNRs as examples. - All habitats which meet relevant criteria for a national designation but do not currently form part of such a designation (SSSI selection guidelines link: https://jncc.gov.uk/our-work/guidelines-for-selection-of-sssis/ - All irreplaceable habitats which do not fall under Annex I habitat categories, including some examples of ancient woodland, saltmarsh and lowland fen for example

Regional	- All semi-natural Section 41 Habitats of Principle Importance which do not fulfil relevant criteria for a national designation and/or do not fall under defined irreplaceable habitat categories. - Habitats which lie within regionally designated sites where those habitats are a listed feature. - Habitats which meet published selection criteria for the designation of a regionally designated site.
County	- Habitats which lie within county designated sites (e.g. Local Wildlife Sites) where those habitats are a listed feature. - Habitats which meet published county designated site criteria
Local	All habitats which do not meet the above criteria such, excluding habitats of negligible value to wildlife (e.g. hardstanding with no colonising vegetation). This may include widespread habitats such as g3c Other neutral grassland, g4 Modified grassland, etc.
Negligible	Habitats which are unvegetated and associated with negligible wildlife interest (i.e. unvegetated hard standing)

Assessment of Magnitude of Impacts - Summary

Important Habitats of High Conservation Value – Magnitude of Impacts - County to International

- Listed on local Biodiversity Local Biodiversity Action Plan/list (Local to National Importance)
- Habitat of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)
- Annex 1 Habitats Directive habitats (International importance)
- Irreplaceable habitats, which once lost cannot be recreated (Technical note T3 of CIEEM et al, 2019, National Planning Policy Framework 2023, Irreplaceable Habitat Regulations 2024) (International Importance)
- Other important (and potentially irreplaceable) habitats such as waxcap grasslands (Local to international importance)
- Meets local/county wildlife site criteria or designated as Non-Statutory Site.

Habitats of higher conservation concern, which may be difficult or impossible to recreate or require a lengthy time period to establish. Losses likely to require bespoke compensation.

Habitats of Low Conservation Concern – Magnitude of Impacts = Local

Not fulfilling criteria for Important Habitats. Common, widespread and easily re-creatable but providing a resource for local wildlife.

Losses dealt with via BNG.

Habitats of Negligible Conservation Concern

Unvegetated and associated with negligible wildlife interest (i.e. unvegetated hard standing)

Losses of no specific concern.

Designated Sites

Impacts	No designated sites are anticipated to be impacted by the development by virtue of distance/lack of connectivity.
Recommendations	None
Enhancements	None
Habitats and Plants	
Conclusions	Offsite Habitats No impacts anticipated on offsite habitats of conservation importance due to distance and lack of connectivity, however habitats of local value could be impacted by the construction phase of the development. Onsite Habitats The site and its immediate environs have been evaluated via the desk and field survey for the possible presence or likely absence of Important Habitats, Species and Assemblages. Important Habitats No habitats on site meet the criteria of an Important Habitat of high conservation value (e.g Section 41 Habitat of Principal Importance, Annex 1, Irreplaceable Habitat). The habitats on site comprise low to moderate distinctiveness habitats of LOW conservation concern of LOCAL value to biodiversity (Garden habitats and sparsely vegetated urban land) and habitats of NO conservation concern and of NEGLIGIBLE value to biodiversity (Hard standing). Important Vascular plants, Bryophytes, Lichen and Fungi The site and its immediate environs are unlikely to support any plants of any particular conservation concern. Seasonal Constraints The survey effort was not impacted to a significant degree by any specific limitations hindering visibility/detectability of species. Important Trees

	None of the trees on or immediately surrounding the site are likely to qualify as a Veteran Tree under either the NPPF (2024) Annex II (NPPF Veteran) ¹⁰ or the BNG Requirements (Irreplaceable Habitats) Regulations (2024) (Regulatory Veteran)*. ¹¹
Impacts	Offsite Impacts The proposed development will not sever/damage intervening habitat linkages between offsite habitats and the site and/or result in significant loss of, damage to or long-term degradation of surrounding habitats As such, it is unlikely to contribute to local habitat loss and fragmentation. Onsite Impacts: Any damage to or loss of the garden habitats and sparsely vegetated land, which are habitats of low conservation priority will incur conservation impacts of only LOCAL magnitude but will incur a Biodiversity Net Loss onsite and within the local area. This must be mitigated or compensated preferentially on site, or if no onsite options, offsite, or as a last resource, financially via BNG. <u>Indirect construction effects anticipated</u> Retained and adjacent habitats and trees could be impacted by dust, pollution, excessive noise, physical damage, soil compaction and other construction related impacts during the clearance and construction phases. <u>Life cycle effects anticipated</u> Over the lifetime of the development, retained habitats and species are not anticipated to be affected beyond the baseline of the previous pub land use. <u>Important Species</u> No impacts foreseen on Important species of Plant, Fungi or Lichen. <u>Important Trees</u> No impacts on either NPPF or BNG Regulatory Veterans.
Further Survey Recommendations	NO SURVEYS REQUIRED The habitats are common and widespread ones of low to moderate distinctiveness and it was determined that an adequate assessment of the

¹⁰ **NPPF (2024) Annex 2 Definition:** A tree which, because of its age, large size and condition is of **EXCEPTIONAL** biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life stage. **Protection under 193c** Development resulting in 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.

¹¹ **BNG veterans qualifying under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024** fall under a separate set of definitions and outcomes to those qualifying under the NPPF (2024). Regulatory Veterans invoke the triggering of bespoke compensation rather than refusal. Qualification requires tree to conform with x1 of x3 criteria.

	habitats on site could be made via this single optimal season visit. It is not considered likely that any important species would be present at other times of year.
BNG & HMMP Requirements	Developments within England are required to demonstrate a minimum 10% biodiversity net gain through use of the Defra Biodiversity Metric as detailed within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The development will need to achieve a Biodiversity Net Gain to offset habitat losses. Pre-app advice has suggested that the site will fall beneath the de-minimis and formal BNG calculations will not therefore be required to achieve this. Instead this can be delivered through a bespoke approach. Enhancement and Management Plants The LPA may request via condition an Ecological Enhancement and Management Plan (EMEP), Landscape Ecological Management Plan (LEMP), Biodiversity Enhancement Layout (BEP) (or some variant thereof) via condition, to ensure the site achieves gains in biodiversity in line with its duties under the NPFF. This will account for wider wildlife enhancements NOT included in BNG such as the incorporation of integrated bat, bird and bee boxes, native and wildflower friendly plantings and the installation of new garden habitats such as wildflower turf and pollinator friendly planting choices.
Recommendations – Habitat Retention and Protection	Retention of Habitats and External Connectivity • Remove only the minimum of habitat required to facilitate the development. • Avoid the permanent disruption of any local wildlife corridors or stepping stone habitats connecting the site to external habitats and designated sites. • Retain and enhance existing green infrastructure. Encapsulate existing trees, hedgerows, grassland, watercourses and other ecological features within the development as part of its network of verges, lawns, greens and other open spaces to reduce net losses of biodiversity and ensure maintenance of landscape level ecological functionality. • Maintain green corridors and buffer zones along features such as watercourses, hedgerows and other retained habitats. • Where destruction or damage is unavoidable, the loss must be compensated/damage mitigated via remediation or new habitat creation. Habitat Protection during construction Best practice precautionary measures to minimise the possibility of ground and surface water pollution, dust deposition and direct or indirect damage to retained and adjacent habitats must be implemented during construction. A Construction Ecological Management Plan (CEMP) may be required as a condition of consent to outline how habitats and species will be protected during construction. Strategies detailed within are likely to include; • Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). • Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland) • Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats. • Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

	• Protect retained turf and soil resource from destruction and compaction using plastic matting, ply, cellweb or a similar appropriate product. • Do not store skips and other heavy materials on retained turf. • Remove only the minimum of habitat required to facilitate the development. • Adherence to COSHH. • Industry standard guidelines for dust and noise suppression.
Recommended Enhancements	• Native tree, hedgerow, shrub, flowerbed planting. • Native and non-native (Perfect for Pollinators or other known wildlife benefit tagged) fruit and flower bearing species. • Creation of habitats (grassland, scrub woodland) aiming to emulate a locally appropriate NVC category suited to site and soil conditions (to be determined in HMMP/EMEP) • Creation of wildflower lawns (e.g. species rich turf meadow mat or seed mix – avoid standard species poor amenity turf). • Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.
Schedule 9 Non Native Invasive Species (INNS) and Otherwise Problematic Plants	
Limitations	None
Summary	Non-native and invasive species refer to those listed on Schedule 9 of the Wildlife and Countryside Act (1981) and the London Invasive Species Initiative LISI) in London Other species are not listed as such but are problematic species in certain circumstances and are addressed case by case. Invasive mammals and invertebrates are discussed where relevant in later taxa specific sections. No INNS issues foreseen No non-native invasive or otherwise problematic plants were recorded on site or considered likely to be present on site. INNS Issues present Schedule 9 Invasive Species A <i>Cotoneaster</i> species was present on site, but this was not identified as being one of the x5 invasive species belonging to this genus, appearing to match most closely to Franchetti's cotoneaster <i>Cotoneaster franchetti</i>. Potentially problematic species butterfly bush <i>Buddleja davidii</i>, is present on site as a sporadic member of the sparsely vegetated urban land assemblage.
Impacts	No invasive species issues foreseen. Whilst buddleja can become problematic in some scenarios, the site is not adjacent to any vulnerable form of semi-natural habitat (usually limestone based) and as such its retention in situ is unlikely to cause ecological harm. There is a low risk of its being spread off site during clearance.
Recommendations	No further surveys but remain vigilant. Do not incorporate any s.9 invasive species or other species capable of spread into any adjacent semi-natural habitat into any planting plan.

	If buddleja is to be removed during site clearance, they should be removed in full including all root/bulb stock, with all parts to be disposed of by a licenced waste contractor. For prolific seed producers this must be timed to avoid the species core seed set period.
Bats	
Limitations	Buildings - Health and safety concerns in the form of excessive heat prevented a full examination of the loft space. - No BRD has been obtained. This is not considered a significant limitation as an assessment of the species likely to be present in the locale is made from the surveyor's knowledge of general bat distribution, foraging ecology and landscape level dispersal patterns. Landscape analysis, which also includes assessment of the density of older buildings and settlements, and tree rich habitats also allows the surveyor to predict the likely density and type of local roosts. This precautionary process would take place even in the event of negative BRD returns. GLTA - None - The trees were in full leaf/clad in dense ivy and this obscured viewing across the full canopy These limitations are factored into any recommendations for mitigation or further survey.
Bat Evidence and Dropping Analysis	No live bats or evidence of bats were found on this occasion, however droppings can be weathered away from external features and may accumulate in areas only accessible via destructive search and an absence of evidence cannot therefore be taken as evidence of absence.
Summary	Landscape Value for Commuting & Foraging The following value judgements on local landscape value for bats informs overall valuation of the buildings on site. Moderate The landscape value for foraging and commuting bats is of moderate value, increasing the likelihood that a low to moderately sized population of bats will be present locally and will locate features of roosting habitat value, but rendering it unlikely that the area would support a core population, or rarer species. Trees All trees were subject to ground level tree assessment (GLTA) for roosting bat habitat value. The trees onsite are afforded the following classification as per below; None/ negligible (T1) and shrubs There is a lack of visible decay or damage features with roosting habitat value and there is a low likelihood (even when considering limitations) of there being any associated with unviewable areas. However, there is a low risk that the ivy may be obscuring features on T1. Buildings

	Due to the presence of the cellar, the building is assessed in two components, with the cellar and the remainder of the building treated differently. Low – main building The external fascies of B1 host minor external features which due to their small size, low number and in some cases, environmental variables such as deep shade/lack of clear flight paths resulting from proximity of trees, as well as the lack of evidence of any use by void dwelling species, means they are likely only to be of value to low numbers of common crevice dwelling bats on an occasional or sporadic basis. The identified features are unlikely to be accessible in full via endoscope as some are on the roof of the building and would require scaffolding to access. These comprise the following features, the location and numbers of which are illustrated in Appendix 1; • B1 -Low number of minor roof tile and verge gaps. There is some access to the loft space via a hole in the southern gable, but there is no evidence that void dwelling bats are or have been historically using the loft space. High (Hibernation) cellar/ There is a potential access point to any voids or crevice networks within the walls, which may be linked to the cellar. The cellar provides potential value to bats as a Hibernation Roost in that it maintains a stable temperature and humidity regime and is associated with a network of crevices associated with the ceiling. Negligible The features providing bat habitat value on B2 (minor felting gaps) are so minor as to be highly unlikely to be located and/or used by roosting bats. Any use would be on an unpredictably sporadic/opportunistic basis such as shelter from rain or stop off points. These are illustrated in Appendix 1. Bat presence is unlikely but cannot be ruled out. The likelihood of detection of use via BES is negligible, but the identified features can be accessed in full via endoscope.
Impacts	Trees T1 will be retained and therefore no impacts to bat roosts that may be present in any features obscured by ivy or the canopy are anticipated in terms of damage or loss, although disturbance may be an issue. Disturbance is likely to be minor and temporary and of no significant impact. There is an acceptably low likelihood that bats are roosting within the remaining trees on site and as such, there are not anticipated to be any impacts on bats resulting from any proposed or future works on these features. Buildings B1: The proposed development will result in alterations to the roof to create new elements of the structure. However, this does not need to disturb most features identified as being of minor bat habitat value and as such, if impacts to those features can be avoided, no impacts upon roosting bats are anticipated regarding the roof. The client proposes that the new pitched roofs that are being added will

	be constructed in a way that results in their being no penetrations to the existing roof or gable wall in the build methodology. The existing gable wall is being retained to act as a fire barrier between the residential units below, once the new structure is added and the new trusses go on the roof it could be felted, battoned and tiled up to the existing roof tiles in a way that doesn't penetrate existing tiles, thus preserving the space between the tiles. Disturbance via noise/vibrations etc may be an issue to any roost present or that may be present, but this is likely to be of temporary duration. Impacts on the features associated with the ground floor pitched roof extension are unavoidable as this is to be subsumed into a larger structure and this could lead to the destruction of any bat roosts and/or death/injury of roosting bats. Works on the building will not remove access to the cellar via the beer keg hatch, but disturbance of hibernating bats may result from access in the winter months. Re-instatement of the vent is not anticipated to disrupt access as this was only reportedly removed in May, but if bats begin to use it this hibernation season, it could entomb bats if not re-instated before then. There is also a risk that it could have been found by day roosting bats to access any cavities. B2: The structure will be removed. This may result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.
Recommendations	Trees The following avoidance/mitigation/compensation measures are required. None/Negligible In the unlikely event that a bat or evidence of bats is discovered during any future felling or pruning of T1, all work must stop and a bat licensed ecologist will be contacted for further advice. It is recommended that any future operations take place via supervised soft strip of the ivy, to identify any hidden features. <u>Buildings and Structures</u> Low Roosting Bat Habitat Value -Bat Emergence Surveys (BES) Whilst the client is able to avoid impacts on roof structures, because impacts to lower level features cannot be ruled out and the creation of a large hole in May has opened access for bat colonisation, the need for BERS cannot be ruled out. B1: Low = One visit is required during the active bat season (May – September) to determine presence/likely absence of a roost associated with the main above ground parts of B1. This should be completed during the optimal survey period. Surveys will take place at dusk and be supported by Night Vision Aids. X3 surveyors (+ additional x IR) are required to provide full coverage. Optimal: mid-May to August inclusive.

	Sub-optimal: early May and September. Surveys in this period require greater timing justification e.g., weather conditions, and known local bat activity. Surveys must be a minimum of x3 weeks apart If a significant time period has elapsed between the PRA and BES a re-inspection of the building will be carried out prior to one of the BES visits to check for any material changes or new evidence. Should bat presence be confirmed in a building of low or moderate habitat value, the building becomes a confirmed roost and the survey effort will be increased to a total of Three visits. Hibernation Surveys Hibernation surveys are not considered proportionate at this time, given the hole in the wall was created in May and access will be retained via the keg hatch. However, following confirmation via BERS that it is not being used by day roosting bats, the vent must be re-instated before hibernation season (November to Feb) Licencing informative If bat roosts are confirmed, the results of the survey will inform a European Protected Species (EPSL) application to Natural England. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. A Material Changes Check will be required within three months of the EPSL submission, if no survey work has been undertaken within that period. None & Negligible -No further surveys B2 is classified as being of NEGLIGIBLE roosting bat habitat value and no further survey work is required. it is anticipated that any risk to bats can be reduced to a residual level via careful soft strip of all identified features. In the unlikely event that a bat or evidence of bats is discovered during demolition/other works all work must stop whilst a bat licensed ecologist is contacted for further advice
Enhancements	To be finalised after the results of the BERS but may include; The installation of two bat boxes on the building. Bat boxes must be constructed of woodstone or woodcrete to assure permanence and positioned 3-5m above ground level facing in a south or south westerly direction. Positioning must allow for a clear flight path to and from the entrance and they must face landscaped areas, away from artificial light. Boxes must be installed the correct way up and in correct places as per manufacturer specification.
Foraging and Commuting Bats	
Summary	Habitats on site provide habitat value for foraging and commuting bats and may be of importance to the integrity of roosts beyond the site.
Impacts	The proposed development will not result in the removal of any features with habitat value for foraging or commuting bats. Any new lighting could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.

Recommendations	Further surveys are considered disproportional to the likely impacts given how much habitat is to be retained, and the limited scale of the development but roosting, commuting and foraging habitat (particularly that which lies around the boundaries) will be retained insofar as possible and protected in line with recommendations within the Construction Ecological Management Plan (CEMP) conditioned within planning consent. A low impact lighting strategy will be adopted for the site during and post-development, to ensure dark areas are retained and commuting/foraging behaviour is not disrupted. This will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹².
Enhancements & Habitat Retention	- Planting of native trees and hedgerows to improve commuting connectivity around the site and attract flying insects - Planting moth food and nectar plants such as night flowering catchfly, honeysuckle and Jasmine.
Birds	
Limitations	- The PEA does not represent a full survey for birds. A full account of the species assemblage on site is only possible via multiple visits in optimal conditions, carried out by a specialist ornithologist. - The surveyor is a generalist ecologist without specialist ornithological expertise. Thus, a preliminary assessment of likely value is made. If the site contains features likely to qualify it as an important bird site, in need of further survey, responsibility for further assessment and recommendations is passed to the project ornithologist. - No BRD has been obtained. This is not considered a significant limitation as the site is small and the habitats on and around the site are common and ubiquitous garden/urban habitats which will not in isolation provide any landscape level feature vital to the maintenance of important species, populations or assemblages.
Summary	Nesting Habitat Value and Evidence No evidence of nesting birds was identified on site. Habitats and buildings onsite provide nesting, sheltering and foraging opportunities for a range of both commonplace birds. Site and Landscape Value to Important Breeding/Overwintering Assemblages The site is unlikely/likely to be of value by itself to any significant Wintering/Breeding bird assemblages.
Foreseen Impacts	Active nests could be destroyed during the development. No significant habitat loss.
Recommendations	No Further Survey Required

¹²<https://theilp.org.uk/resource/gn08-bats-and-artificial-lighting-pdf.html>

	Works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a Nesting Birds Check (NBC) of the building/vegetation will be undertaken immediately prior to the commencement of works. All active nests will need to be retained until the young have fledged.
Enhancements	- The installation of two swift boxes (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds. Boxes will be positioned close together (0.6-1.0m between boxes) as swifts prefer to nest gregariously. The boxes will be placed at least 5m above ground level under the eaves of a building, on a north or east elevation, where they will be sheltered from prevailing wind, rain and strong sunlight. To be suitable for swifts, the boxes require an open aspect with no trees or large shrubs potentially obstructing the birds' flight path up to 5m from the brick. Swift bricks are a "universal nest brick" for small bird species, including red-listed species such as common swift, house sparrow, house martin, and starling." - Aim to create areas of dense shrubbery, using species of tightly packed habit or climbing plants against the buildings.
Amphibians	
Limitations	- The PEA does not represent a full survey for GCN or other amphibians. Direct observation of amphibians is only generally possible via visits to ponds during the breeding season, and/or multiple visits in optimal conditions, including at night assisted by the use of tools such as bottle traps and refugia mats. - No BRD has been obtained. This is not considered a significant limitation as GCN and common amphibian assessments can be made via desk study alone and presence should be assumed in any locale containing suitable habitat which is situated in a wider landscape context of value to these species.
EPSL	There is x1 EPSL for great crested newt within 2km. Displaced animals from failed mitigation are unlikely to find alternative harbourage on site.
Summary of Survey Findings	Great crested newts <i>Triturus vulgaris</i> exist in metapopulations and persistence within a landscape requires; a) free, unimpeded movement between breeding ponds and b) intervening, invertebrate and refugia rich terrestrial habitat with good connecting linkage habitat (e.g. hedgerows) to provide commuting routes during the migratory parts of their life cycle. Most adults are thought not to range far beyond 250m from their breeding ponds but scattered, transient individuals may occur up to 500m from breeding ponds (Langton <i>et al.</i> 2001). ¹³ Section 41 Species of Principal Importance the common toad exhibits similar landscape requirements in terms of its migration between breeding ponds, although its waterbody requirements are more cosmopolitan ¹⁴ Adult amphibians spend a significant proportion of their life cycles on land, with most of their time in water comprising the breeding season. Their terrestrial requirements must provide abundant ground ranging invertebrate

¹³ Langton *et al.* (2007). Great Crested Newt Conservation handbook. https://www.froglife.org/wp-content/uploads/2013/06/GCN-Conservation-Handbook_compressed.pdf

¹⁴ Baker, J., Beebee T., Buckley, J., Gent, A. and Orchard, D. (2011). Amphibian Habitat Management Handbook.

Amphibian and Reptile Conservation, Bournemouth. <https://content.freshwaterhabitats.org.uk/2018/06/amphibian-habitat-management-handbook-full.pdf>

	food items and sufficient cover to avoid predation and dessication. There must be a high availability of dark and damp refugia and hibernacula options. Ponds There are no ponds (known from Magic or aerial photographs) within 500m of the site, which reduces the likelihood of GCN presence to negligible. Landscape Connectivity & Terrestrial Habitat The habitats on site provide suitable terrestrial foraging, hibernation and refugia habitat value for common amphibians, although the local landscape being urbanised and lacking in ponds reduces suitability for GCN.
Foreseen Impacts	No population level impacts on habitats. However, site clearance could result in the death or injury of common amphibians and GCN if present.
Recommendations	No further surveys required. Given the small size and the minor scale of impacts from the proposed development, a precautionary approach to managing risk to Amphibians and other herptiles is recommended. This will detail a precautionary working method during construction to ensure no amphibians (or other herptiles) are harmed or killed. This will include the following measures: General Precautionary Measures for Herptiles; • A toolbox talk will be given to contractors prior to works by an Ecological Clerk of Works (EcoW)/Site Biodiversity Champion (Site Manager or Supervisor) regarding the possible presence of Herptiles (amphibians and reptiles) at the site. This will be in person/can be delivered digitally • Any rubble piles will be dismantled by hand. • Following initial clearance, a herptile inspection will be carried out each morning by the Sites Biodiversity Champion (usually the Site Manager or Supervisor) to ensure no animal has become trapped during the intervening evening (this will apply to all fauna). • All contractors will read and confirm understanding of any herptile method statement produced as part of licencing or the Construction Ecological Management Plan (CEMP) • Heras or a similar appropriate fencing will be erected around the working area to prevent encroachment into retained areas where amphibians could be present. • Where the site contains tall or dense vegetation, a staged approach will be adopted for vegetation clearance, whereby the vegetation will be cut to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • In larger areas of habitat vegetation will be cut in a patterned manner starting from the middle and extending outward to prevent animals from becoming trapped. • Debris and brash will be stored on pallets away from site boundaries or retained vegetation or removed from the site to prevent herptiles from using these areas.

	• Best practice pollution and habitat damage prevention measures will be implemented to minimise impacts to retained habitats that herptiles could use. • Any chemicals or pollutants used or created by the development must be stored and disposed of correctly according to COSHH regulations. • All trenches will be closed at the end of the day or left with a ramp to enable amphibians to escape. They will be checked prior to closing. • If any common amphibians are found in the working area these should be encouraged to move away of their own volition. If for any reason they are unable to do so or they are in immediate danger, they will be moved by gloved hand to a bucket or other suitable container and transported to vegetated area away from disturbance. Avoid handling amphibians with bare, dry hands particularly if they have been in contact with toxic substances, as dry hands can damage their gelatinous skin barriers and they can absorb toxins through their permeable skins. In the unlikely event that a great crested newt or other protected amphibian is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Enhancements	• Log, brash and rock piles • Enhancements to encourage ground ranging invertebrates
Reptiles	
Limitations	• No BRD has been obtained. This is not considered a significant limitation as reptile presence should be assumed in any locale containing suitable habitat which is situated in a wider landscape context of value to reptiles. • The PEA does not represent a full reptile survey. Direct observation of reptiles is only generally possible via multiple visits in optimal conditions, assisted by the use of tools such as refugia.
EPSL	No EPSL's for protected reptiles have been granted within 2km of the site.
Summary	The habitats on site provide some limited features of foraging, hibernation or refugia value, in a moderately well developed suburban garden landscape and reptiles are may be present as transient individuals at low density. Reptile activity is likely to extend throughout the entire rear of the site. The site has no habitat value for, or connectivity to any sites known to host the protected smooth snake or sand lizard.
Foreseen Impacts	There are anticipated to be no population level impacts on reptiles as sufficient similar habitat will remain surrounding the site to support the continued functioning of local populations. However, site clearance could result in the death or injury of reptiles, if present on site during construction.
Recommendations	No further surveys required. Precautionary Measures The precautionary working method detailed for amphibians will protect reptiles during construction. In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Possible Enhancements	Create insofar as is achievable on the site, an intimately varied mosaic of vegetation type and structure (grasslands, bramble patches, scrub, woodland, bare ground, loose substrates, earth embankments, piles etc.) to fulfil the need of reptiles for basking/foraging sites interspersed with safe and close cover.
Invertebrates	
Limitations	- The PEA does not represent a full survey for invertebrates. A full account of the species assemblage on site is only possible via multiple visits in optimal conditions, carried out by a specialist entomologist. - The surveyor is a generalist ecologist without specialist entomological expertise. Thus, a preliminary assessment of likely value is made. If the site contains features likely to qualify it as an important invertebrate site, in need of further survey, responsibility for further assessment and recommendations is passed to the project ecologist. No BRD has been obtained. This is not considered a significant limitation as the site is small and the habitats on and around the site are common and ubiquitous garden/urban habitats which will not by themselves provide any landscape level feature of vital local importance to important species, populations or assemblages.
Summary of Survey Findings	The PEA assesses the sites habitat value for protected and otherwise Important Species of invertebrate. These include; Schedule 8 Protected Species Wildlife & Countryside Act, 1981 (as amended) and Schedule 5 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), Species of Principal Importance s.41 NERC Act 2006 (England), endemic, red listed, nationally rare/scarce species, species at the edge of their range, species on local biodiversity and rare lists and common species present on sites containing a large proportion of the species local or regional population. The site is not located within a Buglife Important Invertebrate Area¹⁵ Nor is it reasonable close to/contextually related to one. Informed by Natural England (2006/7) guidelines¹⁶, the site is assigned the following preliminary value for invertebrates. Low Invertebrate Interest (No specialists + no important populations of common species) The site contains features of some value for a limited assemblage of most likely common and widespread invertebrates. These are limited in their habitat value and are unlikely to provide for any specialist niches. Habitats on site are unlikely to support important populations of more commonplace species.
Impact	None foreseen. Any loss of habitats is likely to be inconsequential to local invertebrate populations owing to their low value to invertebrates and the retention of similar surrounding habitat.

¹⁵ Buglife (2025). Important Invertebrate Areas. <https://www.buglife.org.uk/our-work/important-invertebrate-areas/>

¹⁶ Drake et al., (2007). Natural England Research Report NERR005 Surveying terrestrial and freshwater invertebrates for conservation evaluation

Recommendations	No further surveys.
Enhancements	Suggested biodiversity enhancements -Planting a range of native species alongside non-native flowering species of known wildlife value (e.g. with Plants for Pollinators label) and long flowering period. -Bee bricks on south facing walls, ~0.5m above ground level with no obscuring vegetation, close to pollen and nectar producing plants. -Use of native nectar resources and larval food plants -Retention of falling and standing dead wood on site. -Stag beetle loggery
Badgers	
Limitations	- The entirety of the 30m perimeter radius beyond the site was not explored due to access restrictions concerning neighbouring land. This limitation was countered by assessing the site for evidence of badgers in the knowledge that signs of regular badger activity that could be associated with a local sett are usually obvious due to the high fidelity of badgers to their habitual/ancestral commuting routes and nightly patterns of behaviour. It is unlikely that access will be permitted by the neighbours. - The site could not be inspected for badger evidence in full due to the density of vegetation, which restricted access. - No BRD has been obtained. This is not considered particularly limiting as badgers are widespread and it is best practice to consider them likely present in any locale offering suitable habitat networks. This would remain the case even if purchase of records yields no results for badger.
Summary of Survey Findings	Rural badger territories range from 50-150ha around their sett depending on the richness of foraging resources within the landscape. The largest are in Scotland. Urban badgers may hold ranges of half that of the size of rural populations, with badgers splitting into more numerous but smaller groups. Tracking has revealed a home range of 200 x 100m (around a cemetery) for one urban badger and an allotment and approximately 25 peripheral gardens for another. They also tend to avoid the edges of their territories, to avoid both conflict and the wasting of energetic resources in areas where other badger clans may be foraging (Wildlife Online, 2024). Habitat Suitability (Low) No suitable habitat for badgers (e.g. foraging and refuge) was found on site. The local landscape is largely inhospitable to badgers but urban badgers cannot be excluded as a possibility. Badger Setts. No badger setts were found onsite or presumed to be within 30m (there were access restrictions off site) No Badger Evidence No badger evidence (e.g. latrines, droppings, snuffle pits, turned over turf, holes with associated dug out spoil heaps, mammal tracks, footprints, hair caught in fencing/brambles, push through gaps beneath fencing, D-shaped holes) were found on site or are presumed to be present within 30m of the proposed development.

	Conclusions of likely absence (Access restrictions within 30m) Badgers demonstrate high fidelity to their ancestral commuting routes and engage in predictable nightly patterns of activity. Being large and robust animals they tend to leave clear evidence in areas of regular use. Whilst the entirety of the sites 30m perimeter radius could not be explored, the lack of evidence of badger activity on site and in particular around the site boundaries, indicates that badgers are not using the site on a habitual basis and as such, the site is not anticipated to fall within the core territory of a local sett or regularly commuting individual/clan. Whilst this cannot be determined to an absolute degree without further inspection it is considered unlikely that active setts are present within 30m of the proposed development. The presence of transient individuals cannot be ruled out.
Foreseen Impacts	No works will be undertaken within 30m of any badger sett and construction will not result in damage to/disturbance to/destruction of any sett. Any loss of habitats from the site is likely to be inconsequential to local badgers at the population level, given that enough similar surrounding habitat will be retained to continue supporting the population. Construction activities could result in the death or injury of badgers, if present
Recommendations	No further surveys. A precautionary working method will be implemented during construction, including the following measures: • A pre-commencement inspection of the site will be undertaken for any new badger activity prior to works commencing and under the understanding that badgers are dynamic and may initiate new sett building at any time between survey and construction. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • In the unlikely event that a badger becomes trapped within the construction zone, it should be encouraged to move away of its own volition. If it is unable to do so or is injured, a specialist wildlife carer should be contacted to remove the animal as a trapped badger may exhibit fear-based aggression. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a new badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Enhancements	• Planting fruit and nut bearing trees • Low input (no fertilizers or pesticides) and therefore invertebrate rich turf.
Riparian and Aquatic Species (Otter, water vole, water shrew, aquatic invertebrates)	
EPSL	No EPSL's for riparian or aquatic species have been granted within 2km.

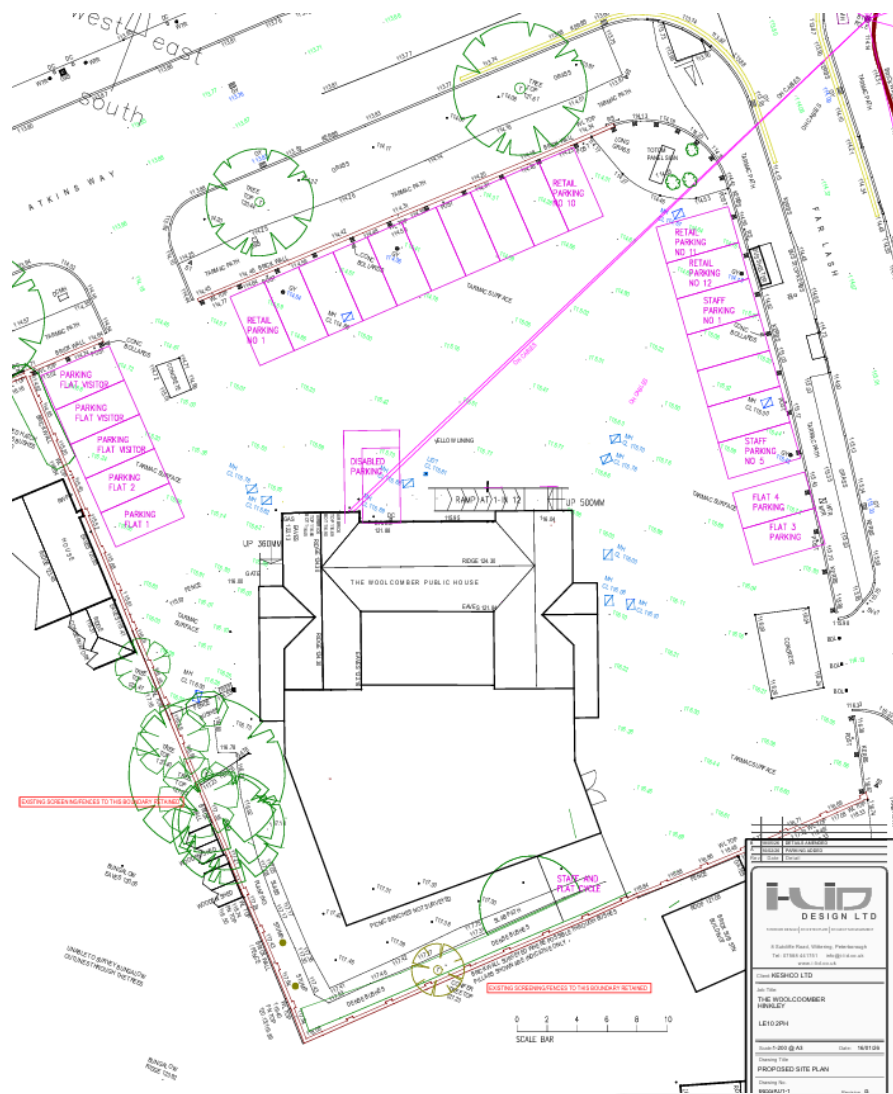
Summary of Survey Findings	There are no watercourses on or directly/indirectly connected to the site and the proposed development will therefore have no impacts upon riparian or aquatic mammals. As such, they are not considered further.
Hazel dormouse	
Limitations	- The PEA does not represent a full dormouse survey. This species is only likely to be directly observable via repeated visits across a season using tools such as dormouse tubes, and detailed fingertip searches for evidence such as gnawed nuts and nests. - No BRD has been obtained. This is not considered a significant limitation as predictions about the likely presence or absence of dormice can be made from knowledge of nationwide distribution and both site based and landscape level ecological requirements. Such a precautionary assessment would be made even in receipt of negative returns, as absence of records does not equate to proof of absence.
EPSL	There are no EPSLs for hazel dormice within 2km of the site and as such no displaced dormice from failed mitigation works are likely to have found harbourage on site (This must not be interpreted as evidence of absence).
Summary of Survey Findings	Dormice typically require a three-dimensional habitat structure permitting them to move around the landscape without coming to ground or crossing open space. Flower, berry and nut producing vegetation is required to provide foraging opportunities. Typical suitable habitats include dense, tall, wide well-connected native hedgerows, dense bramble stands, mixed scrub and woodland with a dense understory of bramble/recent coppice. They will however come to ground to hibernate in leaf litter and amongst cavities associated with tree buttresses. For isolated habitats in the UK, research indicates that dormice require at least 20ha of woodland habitat to support a viable population (Bright <i>et al.</i> 1994). They can also thrive in landscapes where woodland is small but plentiful and commutes between blocks are reasonably short and unfragmented. Generally treeless landscapes, such as intensive arable landscapes, which are characterised by closely flailed, low, post enclosures act hedgerows are generally sub-optimal. The site is on the edge of the known distribution for dormice in the UK and they could be present within suitable habitat within the local landscape¹⁷. However, whilst the site provides a well developed belt of boundary vegetation, with connectivity to the wider landscape, this provides suboptimal habitat value for dormice in terms of its poor connectivity to woodland, underdeveloped hedgerow network and sparse woodland coverage, reducing the habitat value for and risk of dormouse presence on site to NEGLECTABLE.
Foreseen Impacts	The proposed development is anticipated to have no impact on hazel dormice.

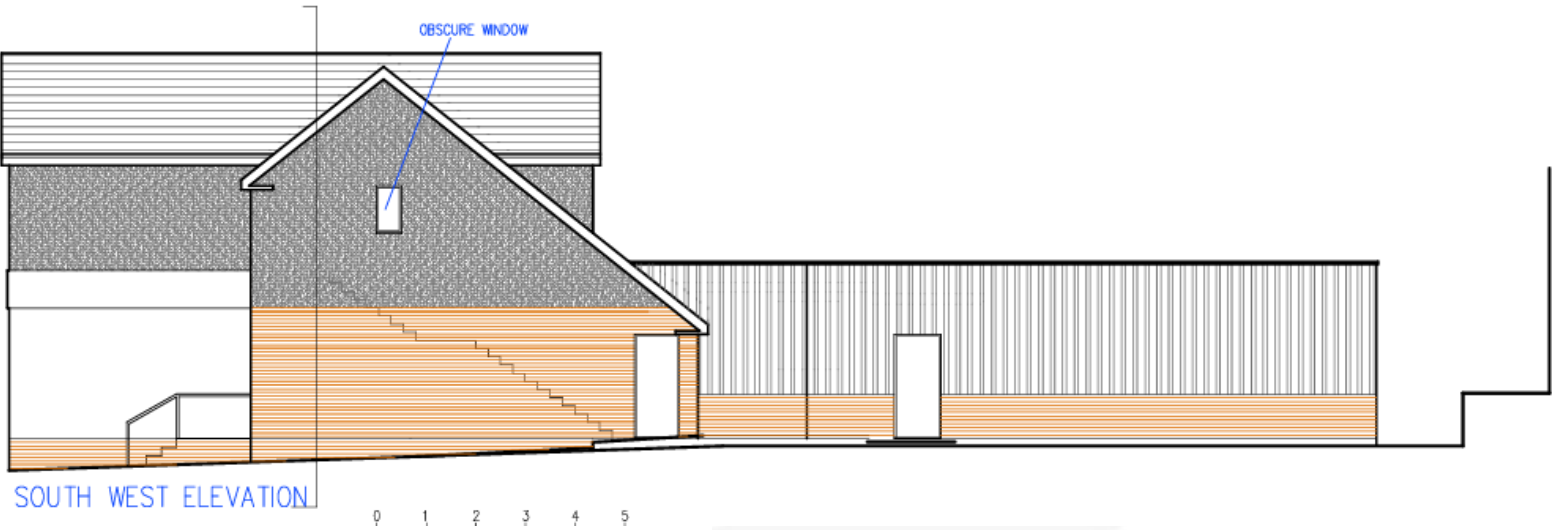
¹⁷ <https://ptes.org/house-a-dormouse/dormice-in-decline/current-dormouse-distribution-map/>

Recommendations	None.
Enhancement	None
Other Terrestrial Mammals e.g. hedgehog, hare, small mustelids, harvest mouse.	
Summary of Survey Findings	There is suitable habitat onsite for terrestrial Section 41 Species of Principal Importance under the NERC Act (2007) terrestrial mammals such as hedgehog .
Foreseen Impacts	There will be no significant loss of small terrestrial mammal habitat during construction, however construction activities could result in the death or unnecessary suffering of small mammals if present, the latter of which constitutes an offence under the Wild Mammals (Protection) act 1996.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Site clearance will be undertaken outside of the hedgehog hibernation season (November to March) insofar as <i>is</i> possible. If this is not possible all brash and leaf piles will be moved by hand and ideally prior to the hibernation period to discourage hedgehogs from hibernating on site. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The vegetation within the work zone will be maintained at a low level (~5cm) to make it inhospitable to mammalian fauna. • Where extensive areas of vegetation must be cleared, a two phased cutting methodology will be employed in which vegetation is cleared from the middle of the site outward, to permit escape and avoid trapping wildlife in the centre. vegetation is cut to approximately 30cm and is left to allow animals to disperse. Following this, it will be cut to ground level and maintained at 5cm for the duration of development. • The site will be checked for trapped hedgehogs and other small mammals prior to development and each morning before the commencement of work. • If any hedgehogs or other small mammals are found in the working area these should be encouraged to disperse of their own accord or, if at immediate risk, should be moved by gloved hand to a sheltered, vegetated area away from disturbance. NOTE: Unless it has become trapped within the development site during the previous night, a hedgehog seen out during the day (particularly in winter) is exhibiting abnormal behaviour and may be in need of specialist care, even if it appears well. Please contain the animal in a box and contact a local hedgehog carer for advice. • If a hedgehog is disturbed whilst hibernating, it will be put in a box and the advice of a local hedgehog carer will be sought. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs and other nocturnal fauna could use. • Any chemicals or pollutants used or created by the development must be stored and disposed of correctly according to COSHH regulations.
Enhancement	• Planting fruit bearing trees • Creation of brash piles or installation of hedgehog houses in shady areas.

	• Use of hedges rather than fences. Where fences must be used install 13 x 13cm (square) gaps at bottom to enable hedgehogs to move freely through the site.
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Appendix 1: Proposed Development Plan





C	10/03/20	DE TALES ARCHITECTS
D	10/03/20	DE TALES ARCHITECTS
A	10/03/20	DE TALES ARCHITECTS
Rev	Date	Drawn

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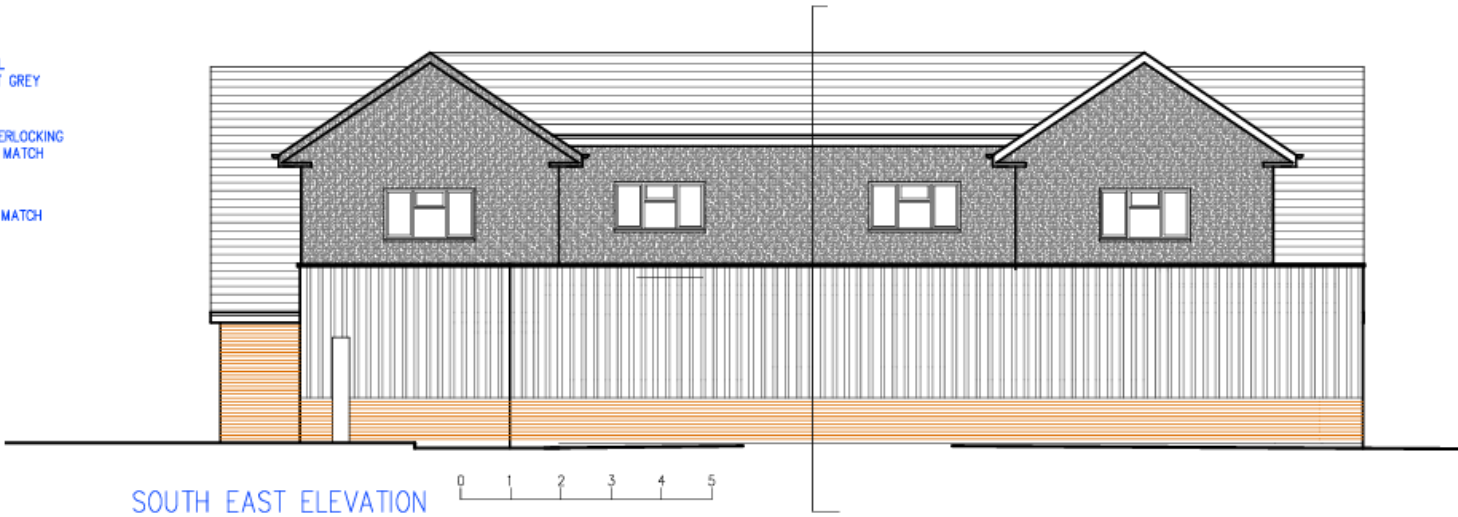
Client: KESHCO LTD

Job Title:
THE WOOLCOOMBER
HINKLEY

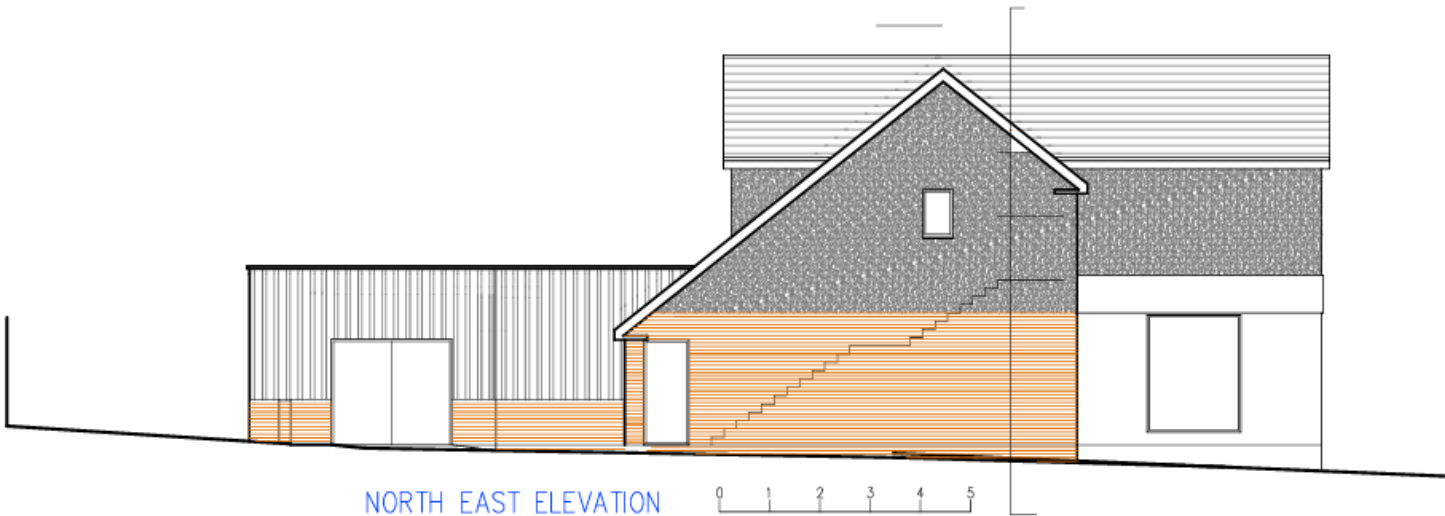
LE10 2PH

Scale 1:100 @ A3 Date: 29/01/20

- OFF WHITE RENDER SYSTEM
- PROFILED METAL CLADDING LIGHT GREY
- CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING
- BRICKWORK TO MATCH EXISTING



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

C	10/05/20	ON VALS APPROVED
B	10/05/20	ON VALS APPROVED
A	10/05/20	ON VALS APPROVED
REV	DATE	COMMENT

ARCHITECTURE | INTERIOR DESIGN | PROJECT MANAGEMENT

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JOB TITLE:
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Scale 1:100 @ A3 Date: 29/01/20

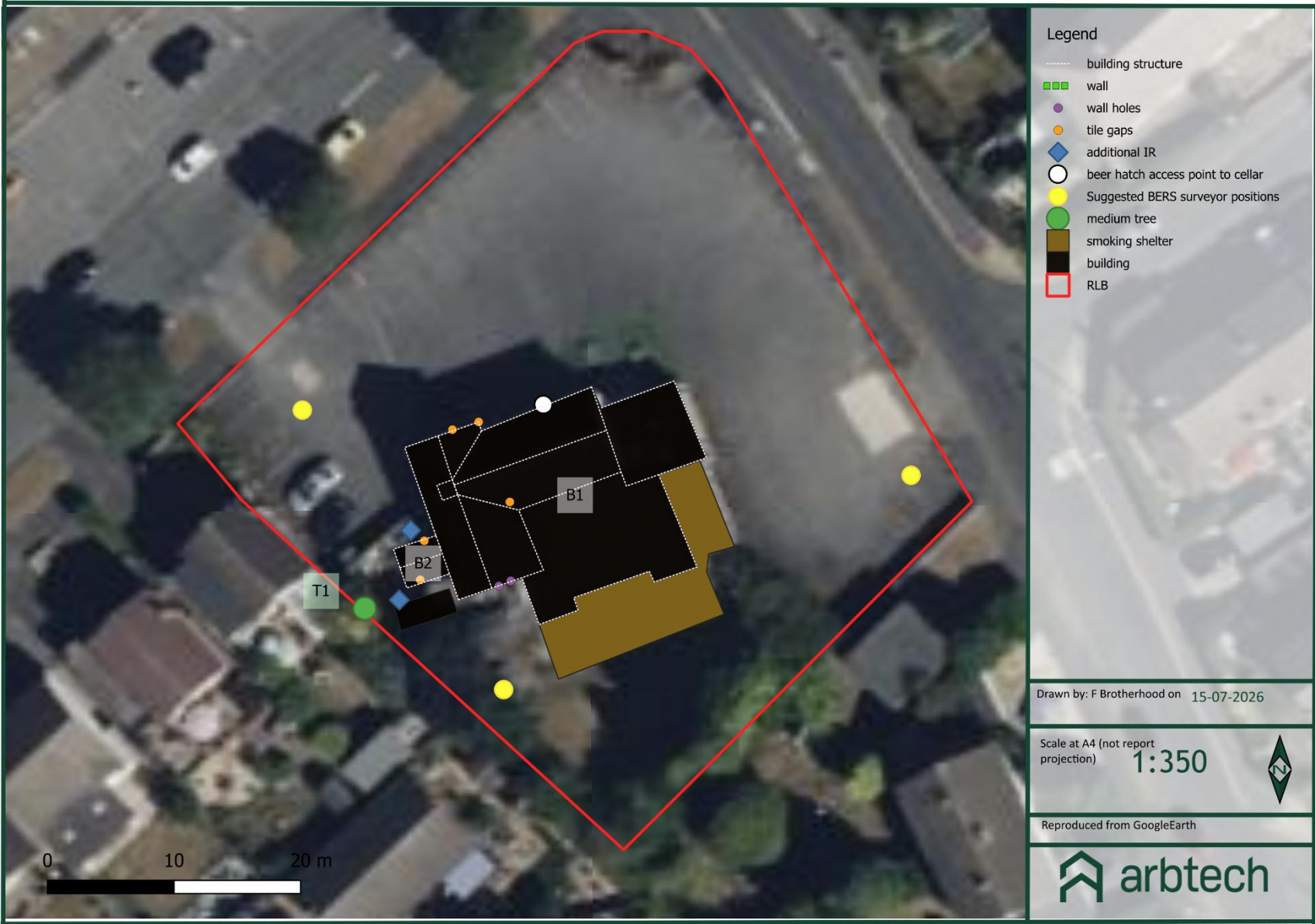
Appendix 2: Site Location Plan



Appendix 3a: Habitat Survey Plan



Appendix 3b: PRA Survey Plan



Industry Guidelines and Standards

This report has been written with due consideration to:

- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate. This approach is enshrined in Government planning guidance, for example, paragraph 185 of the National Planning Policy Framework for England. The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.
(BS 42020, 2013)