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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Land at Hinckley Road Burbage, Leicestershire LE10 2AQ

Client:

ROM Developments

Survey date:

11th November 2025

Project:

This report is prepared to inform a planning application with the Hinckley and Bosworth Borough Council. The proposal is described as:

The demolition of six existing buildings and the construction of six new residential dwellings in their place.

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The site survey was undertaken by Millie Holland BSc (Hons), MSc, Consultant (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
11/11/2025	14	84	100	16	None

Executive summary
The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.
Limitations
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. The survey was completed outside of the optimal survey period (April to October) limiting the identification of ground flora species.

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, photos in appendix 3 and proposal plan in appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings	**Site description**

(*UKHab codes used)*	The survey site is centred on National Grid Reference SP 44206 92896 and has an area of approximately 0.21ha. The site comprises two dwellings (B1 and B2), associated outbuildings (B3-B7). The dwellings are surrounded by sealed surface, introduced and bramble scrub. It is situated within the town of Hinckley, Leicestershire. Aerial imagery shows the local landscape to have a urban and arable character, with several small copses and woodland swathes in close proximity to the site. Water bodies can be found nearby, such as a pond located ~0.26km to the southeast. **Onsite habitat description** **Developed land/sealed surface (u1b)** There is hardstanding ground within the site that provides vehicular access and parking associated with the buildings. **Buildings (u1b5)** There are 7 within the site, 5 are connected and 2 are separate. This includes 2 dwellings and buildings associated with a car garage. The buildings have been evaluated for their habitat value to bats within a later section. **Bramble scrub (h3d) Artificial unvegetated, unsealed surface (510), scattered trees (32)** Within the site, there is thick bramble scrub surround some of the buildings. Other species include: Dogweed, Cow parsley and Ragwort. There are areas of bare ground where there has been degradation. Bramble scrub does not require a formal condition assessment and is therefore assigned a condition of N/A.

Within the site, there is a singular tree, T1. The tree is multi stem Birch, with the average DBH~10cm, making it medium in size.

Habitat	Condition assessment		
Bare ground	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.	Yes
	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.	No
	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)2 cover less than 5% of the total vegetated area3.	Yes
		Total	Moderate – 2/3

Habitat	Condition assessment		
Urban trees	A	The tree is a native species (or at least 70% within the block are native species).	Yes
	B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No
	C	The tree is mature (or more than 50% within the block are mature).	Yes

	D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
	E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes
	F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes
		Total	Good – 5/6

Urban (u1) Introduced scrub (847)

Surrounding the site boundary and bordering the sealed surface there are areas of introduced shrub. The shrub species include:

Buddleia, Bramble and Fleabane. The ground species include Horsetail, Dandelion, Cow parsley, Chickweed, Fullers thistle, Geranium, Greater plantain, Nettle, Selfheal and Sinkfoil. Saplings include sycamore, Birch, Willow, Rowan, Cherry laurel and Ivy.

Modified grassland (g4)

There was little access to the garden of B5, so an inspection from the entrance was done. The ground species include Horsetail, Dandelion, Cow parsley, Chickweed, Fullers thistle, Geranium, Greater plantain, Nettle, Selfheal and Sinkfoil. The ruderal species include: Buddleia, bramble and fleabane.

Habitat	Condition assessment		
Modified grassland	A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs . **Note - this criterion is essential for achieving Moderate or Good condition.**	Yes
	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.	No
	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).	No
	D	Physical damage is evident in less than 5% of total grassland area.	No
	E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Yes
	F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes
	G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Yes
		Total	Moderate – 4/7

	Surrounding priority habitat Within 2km of the site there are good quality semi-improved grassland (closet ~1.6km northeast), ancient woodland (closest ~1km northeast), and multiple pockets of deciduous woodland (closest ~0.9km northwest). The site is not connected to any of the surrounding habitats, due to the local fragmentation by agricultural land and urban landscape.
Foreseen Impacts	**Onsite habitat** The proposed development will result in the loss of buildings, bramble scrub, introduced scrub and a singular tree. This is likely to have an impact on biodiversity. **Surrounding priority habitat** No foreseen impacts.
Recommendations	**Biodiversity net gain** The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain. **Surrounding priority habitat** No recommendations.
Locality and Designated Sites	
Summary of Survey Findings	**Onsite designations** The site is not subject to any designations.

	Statutory designations Within 2km of the site there is Burbage Common & Woods (LNR), Burbage Wood and Aston Firs (SSSI). These sites are ~1km northeast and are connected to each other and overlap. Both sites are made up of unspoilt heath-grassland and a semi-natural woodland on poorly drained soils, also classed as an ancient woodland on MAGIC database. It is a large 200 acre reserve dominated by ash and oak, with hawthorn and hazel shrubs.
Foreseen Impacts	**Onsite designations** No foreseen impacts. **Statutory designations** The site lies within the impact risk zone for Burbage Wood and Aston Firs (SSSI). The proposed development type is not listed as a possible high risk for this designation**.**
Recommendations	**Onsite designations** No recommendations. **Statutory designations** No recommendations.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.
Foreseen Impacts	N/A
Recommendations	No further surveys but remain vigilant.
Invertebrates	

Summary of Survey Findings	The bramble scrub offers habitat for invertebrates, however given the other habitats onsite, the site as a whole offers limited habitat. Modified grassland can provide some ecological value for invertebrates, particularly generalist species. The presence of flowering plants offers limited nectar and pollen resources for pollinators such as bees, hoverflies, and butterflies during the summer months. Bare ground patches and tussocky areas, if present, may offer habitat for ground-dwelling invertebrates such as beetles, ants, and spiders. However, the overall value of the grassland to invertebrates is considered low to moderate due to its limited structural diversity, frequent management, and dominance by a small number of competitive species like perennial ryegrass. The bramble scrub and ruderals will offer some habitat for invertebrates for shelter. However, the site lacks more diverse or complex habitat types—such as species-rich grassland, wetland areas, or standing water—that are usually associated with higher invertebrate diversity or support niche communities, including species of conservation concern. As such, while the site is likely to support a typical assemblage of widespread invertebrate fauna, it does not appear to contain any features that would offer important habitat for specialist or protected invertebrate species.
Foreseen Impacts	N/A
Recommendations	No further surveys. **Suggested biodiversity enhancements** The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.

<table>
<tr><th colspan="3">Bats</th></tr>
<tr><td>Summary of Survey Findings</td><td colspan="2">EPSL applications
There is 1 EPSL application within 2km of the site for bats, ~1.8 km southeast for the destruction of a common pipistrelle and brown long-eared roost.

Foraging and commuting habitat
Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of bramble scrub and trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.</td></tr>
<tr><th colspan="2">B1- Description</th><th>Photo</th></tr>
<tr><td colspan="2">A brick built structure with metal and timber doors, metal framed windows, and boarded up window openings. The building has an asbestos sheet roof with a single UPVC skylight and a metal frame. B1 is attached to B2 and B3. There is open access to B2 within B1, whereas access to B3 is through a closed garage door in good condition.</td><td>  </td></tr>
<tr><th>Structure</th><th>Suitability</th><th>Photo</th></tr>
</table>

Roof	The roof is comprised of asbestos sheet panels and multiple UPVC skylights, supported by a metal frame. The asbestos sheeting is in poor condition, with numerous visible gaps identified during the visual inspection. The UPVC skylights are also in poor condition, with many units broken or damaged. The overall roosting suitability is negligible. This is due to the high levels of light penetration, the absence of suitable crevices, and the metal framing.	 
Walls	The walls of B1 are brick built and although weathered, are in good condition. There are signs of frequent human disturbance due to graffiti and personal items found internally. This internal area is unsuitable for bats and therefore deemed negligible.	

Doors	The existing metal doors on the barn sections are in good condition. They are tightly fitted within their frames and lack damage, ensuring minimal or non-existent gaps along the perimeters. As such, the doors do not provide suitable access vectors for crevice dwelling bats to enter the internal spaces, nor do they offer the secure, narrow fissures required for external crevice roosting. Therefore, the door fixtures are deemed negligible features in the overall roosting potential assessment.	
Internal	The internal cavity of B1 is structurally constrained by its predominant metal construction, which severely limits roosting potential as it lacks exposed timber or suitable brick surfaces for bats to cling to or form maternity colonies. Although no direct evidence of bat activity (e.g., droppings) was observed, the internal microclimate is compromised by significant light ingress through holes in the asbestos sheeting, and the construction results in unstable temperature and humidity fluctuations, rendering B1 itself unsuitable for a stable, long-term bat roost. B1 is connected to B2 and B3 internally, which also provides negligible bat roosting habitat.	
B2- Description		**Photo**

A domed building with internal only access, comprising a brick base and metal frame with a metal roof. The interior shows extensive damage. An external view of B2 was restricted by bramble.		
Structure	**Suitability**	**Photo**
Roof	The roof of B2 consists of corrugated metal in a dome chape, with a metal frame. The roof is in poor condition due to rust and damage, allowing daylight to spill into the internal area. Therefore, the roof fabric of B2 is considered to provide no habitat value for crevice dwelling bat species, or internal access for void dwelling species.	
Walls	The walls of B2 consist of brick foundations with corrugated metal covered with a woodchip board. the brickwork appears to be in good condition; however, the corrugated metal is in poor condition. Therefore, there is no suitable habitat for crevice-dwelling bat species in the walls of B2.	

Doors	The door of B2 is made of timber and is in poor condition. The area above the door is also severely damaged. As such, the doors do not provide suitable access vectors for crevice dwelling bats to enter the internal spaces, nor do they offer the secure, narrow fissures required for external crevice roosting. Therefore, the door fixtures are deemed negligible features in the overall roosting potential assessment.	
Internal	The internal cavity of B1 is structurally constrained by its predominant metal construction, which severely limits roosting potential as it lacks exposed timber or suitable brick surfaces for bats to cling to Although no direct evidence of bat activity (e.g., droppings) was observed, the internal microclimate is compromised by significant light ingress through holes in the roof and damage above the door frame, and the construction results in unstable temperature and humidity fluctuations, rendering B2 itself unsuitable for a stable, long-term bat roost. B2 is connected to B1 internally, which also provides negligible bat roosting habitat.	
B3- Description		**Photo**

A brick built structure with an asbestos roof and two metal extraction fans. The windows are timber framed with metal security grids; several panes are broken. The building is attached to B1, but access is external only and restricted by dense brambles. There is one UPVC skylight. Ridge tiles are lifted, and external brickwork is weathered but not structurally compromised. A wooden garage door is in poor condition. The interior has been recently swept, so bat droppings would not be visible if present. B3 is connected to B1, B4 and B6a and B6b.		
Structure	**Suitability**	**Photo**
Roof	The roof of B3 is comprised of asbestos roofing tiles, which are in poor condition. Several tiles are lifted, creating small voids that could provide limited opportunities for crevice dwelling bats. The roof is partially lined; however, the lining is damaged and deteriorating, reducing its integrity. As a result, the structure does not provide suitable conditions for a larger or more stable roost.	

Walls	The walls of B3 are brick built, with superficial damage only. Therefore there is no crevice dwelling habitat, nor access for void dwelling habitat through the walls of B3.	
Doors	There are no external doors to B3, only an internal garage door leading to B1 in good condition, and an internal timber door within B4.	
Internal	The internal cavity of B3 is structurally constrained by its predominant metal construction, which severely limits roosting potential as it lacks exposed timber or suitable brick surfaces for bats to cling to or form maternity colonies. No direct evidence of bat activity (e.g., droppings) was observed, further the internal microclimate is compromised by significant light ingress through the broken windows results in unstable temperature and humidity fluctuations, rendering B3 itself unsuitable for a stable, long-term bat roost. B3 is connected to B1 however access for bat	

	would be difficult, B3 is connected to B4 and B6a and B6b which have roosting potential.	
B4- Description		**Photo**
A single storey brick building with a clay tile roof, metal garage door, and UPVC door. The timber frame is in poor condition. The roof void is unlined. Brickwork and mortar are in poor condition. This building has been given a **high habitat value.** As a stand alone building this would have moderate habitat value, but given the surrounding building and their features, it has the potential to be connected to a larger roost.		
Structure	**Suitability**	**Photo**
Roof	The roof of B4 is made of clay tiles, there are a few loose and missing tiles on this roof which allows access for crevice dwelling bats. The soffit is timber and is in good condition.	

		
Walls	The walls of B4 are brick built. There is a significant amount of missing mortar allowing habitat for crevice dwelling bats.	
Doors	The doors of B4 are a garage door made of metal with a timber frame, and a UPVC door. The garage door is in poor condition, with multiple gaps around the frame which allows access for crevice dwelling bats. The UPVC side door is in good condition.	
Internal	The internal of B4, is unlined. This means the habitat may not be as suitable as other potential roosts on site; however it does provide easy access for bats is they wish to use it. The internal space was not fully accessible during the site visit, due to the lack	N/A

	of loft hatch, however the value of the building remains unchanged due to the number of suitable bat features.	
B5- Description		**Photo**
A 2-storey brick building with UPVC windows, with the main roof composed of slate and clay tiles. The roof of the single storey facing southeast has a clay tiled roof, and the single storey roof facing southwest is a slate roof. B5 has timber soffits. B5 has a **high habitat value** due to the large number of roosting features and given no internal inspection was completed.		
Structure	**Suitability**	**Photo**
Roof	The main roof of B5 comprises two pitched sections: one with clay tiles and the other with slate. The clay tile roof is in moderate condition, with several missing tiles; however, approximately half of this roof slope is not visible from ground level and could not be fully assessed. The slate roof is in poor condition, with lifted and missing tiles providing access for both crevice dwelling and void dwelling bat species. A purposefully raised tile is present on this roof, offering additional potential access for crevice dwellers. The chimney is weathered but remains structurally sound. There is lead flashing	

	and some lifted clay tiles, with vegetation growing out of the chimney and the roof. The vegetated is Buddleia, also seen in the introduced scrub onsite. The slate roof on the southwest facing single storey extension is also in poor condition, with loose and missing tiles. The roof of a second southwest facing single storey element similarly displays lifted tiles. Given the extent of lifted and missing tiles across all roof sections, B5 provides multiple potential access points and suitable habitat for crevice dwelling and void dwelling bats. As a result, the roof is assessed as **high suitability** for roosting bats.	  

Walls	The walls of B5 are brick built with cladding as an external layer. The walls and cladding are in good condition with no habitat for crevice or void dwelling bats.	
Doors	The doors of B5 are UPVC and are in good condition, providing no habitat or access for bats.	
Internal	The internal inspection could not be completed; however the building has been given a **high** habitat value, which allows for further surveys and an internal inspection.	
B6- Description		**Photo**
B6 comprises a two-storey brick-built structure (B6a) with an attached single-storey metal shed (B6b). Together, these form a single collective unit. B6a – B6a is a brick built, two storey structure. The exterior is extensively covered with mature ivy growth, obscuring many architectural features and limiting the ability to assess potential access points. The roof is clad with slate tiles. Due to the		

vegetation cover, the condition of the roof and upper elevations could not be fully evaluated. B6b – B6b is a single-storey outbuilding constructed from corrugated metal sheeting. Evidence of fire damage is present throughout this section. Internal access is available from adjoining buildings, with connectivity through B4 → B3 → B6, as well as directly between B6a and B6b. Due to some visible roosting features present, the thick ivy blocking any further inspection, and the lack of internal inspection, due to evidence of fire damage, this **B6a** has been given **high habitat value** for bats as a precaution, and B6b is negligible.		
Structure B1a	**Suitability**	**Photo**
Roof	The roof of B6a could not be fully inspected due to the thick ivy blocking any features. The half of the roof visible showed slate tile with some lifting, giving potential roosting for crevice dwellers.	

Walls	The walls of B6a are brick built, with the southwest facing gable end having cladding. The cladding has damage but is structurally sound, and the bricks are in good condition, although ivy could be hiding potential roosting features.	
Doors	The windows and doors of B6a are made of timber, they are weathered but in good structural shape, meaning there is no habitat for crevice dwelling bats.	
Internal	There was no internal inspection of B6a due to the structural integrity of the stairs and given there was a fire close by.	
Structure B1b	**Suitability**	**Photo**
Roof	The roof of B6b is made of corrugated metal with is in poor condition. Although this allows access for void and crevice dweller, the habitat inside B6b is not desirable for bats.	
Walls	The walls of B6b are made of corrugated metal and are in poor condition leaving open access in the building.	

Doors	The doors to B6b are internal and therefore are not external access points for bats.	
Internal	The internal area in B6b shows lots of structural damage, as well as no stable habitat for a bat roost. Therefore, this building has been given a negligible habitat value.	
B7- Description		**Photo**
A brick structure with a slate roof in poor condition, featuring three chimneys and raised lead flashing. It has a timber door, window and fascia, which are all weathered but structure all in good condition. The first floor windows are UPVC. The cladding is weathered but remains structurally sound. B7 consists of three connected sections (B7a, B7b and B7c) with B7c in particularly poor condition. B7 has been given **high habitat value** due to the roosting features present. As the building is not a stand alone feature, but part of a bigger complex of building with many roosting features, there is a high chance bats are using multiple buildings on site for roosting.		
Structure b7A	**Suitability**	**Photo**

Roof	The roof of B7a is in moderate condition with roof tiles on the southwest facing gable being loose, but the rest of the roof is in good condition. There are some gaps in the ridge tiles which will allow crevice dwelling bats habitat and potentially void dwelling bats access to the internal void. There are 2 chimneys in B7a, with lifted lead flashing allowing roosting habitat for crevice dwelling species.	 
Walls	The walls of B7a are cladded and are in good condition; providing no habitat for roosting crevice dwelling species	

Doors	The timber doors of B7a are weathered but are in good condition and do not provide habitat for crevice dwelling bats.	
Internal	An internal inspection was not possible at the time of the survey.	
Structure B7b	**Suitability**	**Photo**
Roof	The roof of B7b is in good condition, however it is connected to B7a so any bats access the void or the tiles will gain access to B7b too. There is one chimney on B7b with lifted lead flashing allowing access to the roof tiles and potentially the void.	 

		
Walls	The walls of B7a are cladded, they are weathered but are in are in good condition.	
Internal	An internal inspection was not possible at the time of the survey.	
Structure	**Suitability**	**Photo**
Roof	The roof of B7c is a slate roof in poor condition, there are many loose and missing tiles allowing access underneath them. There is vegetation growing through the tiles too. Although this could allow access, the building is open, and the roof is not lined, meaning temperatures will fluctuate and the habitat is not as suitable.	

Walls	The walls of B7c are brick built with cladding. They are weathered but structurally in good condition.	
Doors	There is an open door frame to B7c allowing access.	
Internal	The internal area inside B7c is open, and the roof does not have any lining. Although bats can easily enter into B7c, the temperature will fluctuate. Although the timber roof frame can allow habitat for void dwellers to hang.	
Foreseen Impacts	**Foraging and commuting habitat** The proposed development may lead to an increase in the amount of current lighting of surrounding habitats. This may disturb commuting bats. **Roosting habitat** As the proposals include the demolition of B1, B2, B4, and B6, any bat roosts within them will be destroyed. This could also result in death or injury of bats.	
Recommendations	**Foraging and commuting habitat**	

	No recommendations. **Roosting habitat** Although B5 and B7 have high habitat value, the buildings are being retained; the lack of requirements for bat surveys are subject to exact plans being reviewed, as the above features must be retained post development to prevent further surveys. B1, B2, B3, B4, and B6 are being demolished. B1, B2 and B3 have negligible habitat value for bats, however B4 and B6 have **high** habitat value. Three bat emergence/re-entry surveys are required on B4, and B6 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). 5 surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located, further three internal IR cameras should be deployed. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat license would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

	An EPSL application to Natural England will be required. 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.
Birds	
Summary of Survey Findings	No evidence of nesting birds was found on site during the surveys; however, B1, B2 and B3 are considered suitable for nesting birds due to the open access inside the buildings. No active bird nests were identified within scrub or trees on-site at the time of survey; however, these features provide suitable nesting opportunities and resources for a variety of bird species. The structural diversity and presence of dense woody vegetation offer ample potential for nest building and shelter during the breeding season. No habitat for schedule 1 birds was observed.
Foreseen Impacts	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

	Suggested biodiversity enhancements To enhance biodiversity on-site, it is recommended that a minimum of two bird boxes be installed on retained buildings. These boxes will provide additional nesting opportunities for a variety of bird species. Suitable options include the Schwegler No. 17 Swift Nest Box and the Schwegler 1SP Sparrow Terrace for buildings; the Schwegler 1B Nest Box and Schwegler 2H Robin Box for trees; and the Woodstone Nest Box, which is versatile for use on either buildings or trees. Similar alternatives from other reputable brands may also be used. Tree-mounted boxes should be installed at approximately 3 metres above ground level in locations sheltered from prevailing winds, rain, and direct sunlight. Small-hole boxes are best positioned 1–3 metres above ground on a clear section of the trunk, where foliage does not obscure the entrance. Swift and sparrow boxes should be fitted at the eaves of buildings and may be incorporated into the fabric of the building during construction.
Reptiles	
Summary of Survey Findings	Habitats recorded on site are assessed to provide foraging, commuting, basking and refuge opportunities for reptiles. The scrub provides elevated value for reptiles as these habitats provide a suitable structure for refuge, whilst also providing foraging and commuting opportunities. However, it is important to note that the site is dominated by buildings and hardstanding of limited value to reptiles. These habitats are suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.

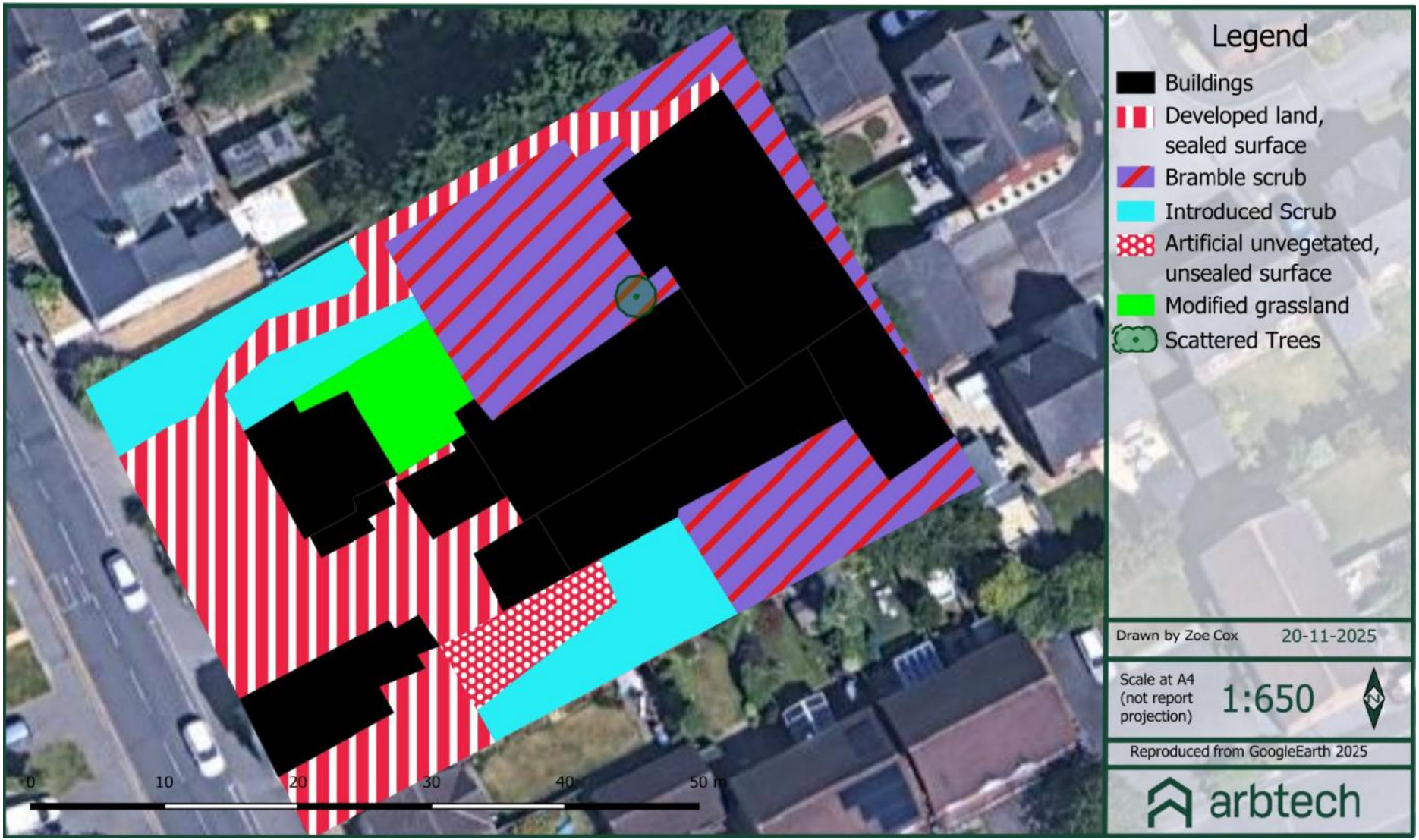
Foreseen Impacts	There are no foreseen impacts due to the lack of connectivity to other suitable habitats.
Recommendations	In the unlikely event that a rare reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Amphibians	
Summary of Survey Findings	**EPSL applications and survey data** Great crested newts were known from licence returns ~1.7km south-west in 2012. There is one historic great crested newt European Protected Species License (EPSL) within 2km, EPSM2012-4412 located ~1.7km northwest. **Onsite habitat** Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There is 1 local pond within 500m when consulting OS maps, ~270m southeast within a private manor house. The pond is situated across urban landscape, including roads, houses and residential dwellings. These landscape features are likely to represent a significant barrier to dispersal due to heavy traffic flow, and high kerbs along the road, eliminating connectivity to the site for great crested newts. The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat. The areas of hard standing and grass offer sub-optimal habitat for terrestrial amphibians. The bramble scrub may offer refuge for these

	species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.
Foreseen Impacts	The single pond within the 500m radius has low connectivity due to urban environments and roads. This will represent a significant barrier for when great crested newts disperse. Given the lack of connectivity to any potential breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
Recommendations	In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Badger	
Summary of Survey Findings	None No evidence of badgers was found on site or suspected within 30m of the survey boundary. The site itself is considered largely unsuitable for sett creation due to the absence of suitable ground conditions for excavation, such as free-draining, friable soils or sloped terrain often favoured by badgers for sett construction. Additionally, much of the site comprises compacted or disturbed substrates (e.g. hardstanding, and buildings), which further reduces its suitability for sett establishment. The site is also surrounding by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
Foreseen Impacts	No works will be undertaken within 30m of a badger sett. Bramble scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the lack of more extensive habitat locally.

Recommendations	In the unlikely event that a badger sett is identified within 30m, works must cease and advise must be sought from a suitably qualified ecologist.
Riparian animals	
Summary of Survey Findings	**EPSL applications** There are no EPSL applications within 2km of the site for riparian animals. **Onsite habitat** There are no watercourses on or connected to the site.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	N/A
Hazel dormouse	
Summary of Survey Findings	**EPSL applications** There are no EPSL applications within 2km of the site for hazel dormice. **Onsite habitat** There is no suitable dormouse habitat on the site itself and the local habitats are heavily fragmented and not connected to core habitats for the species.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None.
Other e.g. hedgehog	

Summary of Survey Findings	The areas of scrub offer suitable foraging opportunities, supporting abundant invertebrate prey such as beetles, earthworms, and caterpillars. These habitat features also provide important commuting corridors and shelter, allowing hedgehogs to move safely across the site while avoiding predation and disturbance.
Foreseen Impacts	Scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Appendix 1: Survey/Habitat map



Appendix 2: Location map

Appendix 3: Proposed plan

Appendix 4: BERS Map

Appendix 5: Buildings

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