

## Preliminary Ecological Appraisal and Roost Assessment

**Survey site:**

Lime Kilns, Watling Street, Hinckley, Leicestershire, LE10 3ED

**Client:**

Bennett Foster Partnership LLP

**Survey date:**

6<sup>th</sup> May 2026

**Project:**

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

Construction of pergola and bin store, along with some alterations to the site.

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 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.

| Site Location and Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |              |                 |            |      |
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| <p>The survey site is centred on National Grid Reference SP 41224 92364 and has an area of approximately 0.17ha.</p> <p>The site comprises a public house, associated carpark and beer garden. The site is located within the town of Hinckley, 14.7km north-east of the city of Coventry and 20km to the south-west of the city of Leicester. The site is bound by Watling Street (A5) to the south, commercial development and woodland to the north and west and Ashby-de-la-Zouch Canal to the west. The wider landscape is dominated by urban development, to the north and east, with arable land to the west and south. The wider landscape contains several pockets of woodland, watercourses and lines of trees and hedgerows, all of which could be utilised by protected faunal groups, as detailed in subsequent sections of this report.</p>                                                                                                                                    |                  |              |                 |            |      |
| Survey Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |              |                 |            |      |
| <p>The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS) [Barn Owl] (CL29/00097) (Natural Resource Wales Protected Species Licence Number: [Bats] (S094455/1)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |              |                 |            |      |
| Date of survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (mph) | Rain |
| 06/05/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 13               | 81           | 20              | 5          | None |
| Survey limitations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |              |                 |            |      |
| <p>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.</p> <p>A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.</p> |                  |              |                 |            |      |

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| <p><b>Ecological Survey Factor</b></p> <p><b>Conclusion, Impact or Recommendations</b></p> | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                            | <p>Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4).</p> <p>Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><i>Summary of Survey Findings</i></p> <p><i>(UKHab codes used)</i></p>                  | <p>The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Overall, the habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km.</p> <p><b>On-site habitat descriptions</b></p> <p><b><u>u1b5 – Buildings</u></b></p> <p>There is one building present within the site, that comprises a public house. The building is to be impacted by the proposals, which includes an extension, in the form of a pergola, on the northern elevation of the building and as such, its value for roosting bats is detailed further below.</p> <p><b>BNG Condition Assessment: N/A (pre-determined by the metric)</b></p> <p><b><u>u1b6 – Other developed land</u></b></p> <p>Sections of hardstanding including a car park and paved areas are present throughout the site. There is no associated vegetation and these areas are of minimal ecological value.</p> <p><b>BNG Condition Assessment: N/A (pre-determined by the metric)</b></p> <p><b><u>h3d – Bramble scrub</u></b></p> <p>Present in the eastern section of the site, between an area of grassland and off-site area of woodland is a strip of dense bramble scrub. The scrub is largely unmanaged, and forms a dense bank between the grassland and woodland, with no other species present within this area.</p> |

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|  | <p><b>BNG Condition Assessment: N/A (pre-determined by the metric)</b></p> <p><b><u>g4 – Modified grassland with scattered trees (32)</u></b></p> <p>Located throughout the site are several patches of closely mown amenity grassland. The grassland areas are largely utilised for amenity purposes including a beer garden area, with several benches and a canopy cover present, and as such, are subject to a routine mowing regime, resulting in a sward height of approximately 4-6cm. The grassland was dominated by perennial rye grass <i>Lolium perenne</i> with occasional herbs present including creeping buttercup <i>Ranunculus repens</i>, white clover <i>Trifolium repens</i>, daisy <i>Bellis perennis</i> and dandelion <i>Taraxacum officinale</i> agg. No scrub or bracken is present in the parcel. Physical damage across the grassland parcel is approximately 30% of the total grassland area. There are some sections of bare earth present, where trampling has occurred, however, the total cover of bare ground does not exceed 10%. No invasive schedule 9 plant species were noted.</p> <p><b>BNG Condition Assessment – Poor</b></p> <p>A single rowan <i>Sorbus aucuparia</i> is present within the southern section of the site, located in a small area of grassland. The tree has an approximate DBH of 35cm and is therefore classified as a medium-sized tree for the purposes of Biodiversity Net Gain (BNG) assessment. The tree is subject to a routine pruning regime to maintain its landscape value and shows no evidence of vandalism or significant damage. It does not exhibit features suitable for roosting bats or specialist invertebrates; however, it is of sufficient size and structural complexity to support nesting birds.</p> <p><b>BNG Condition Assessment - Moderate</b></p> <p><b><u>h2b – Non-native and ornamental hedgerow</u></b></p> <p>Separating the car park from the beer garden is a regularly pruned, non-native and ornamental hedgerow, with a shorter section also present in front of the building on its northern side. The species composition includes beech <i>Fagus sylvatica</i> within the central hedgerow and holly-berry cotoneaster <i>Cotoneaster horizontalis</i>. The central hedgerow has an approximate height of 2.2m, while the section in front of the building is approximately 1m in height; both have a typical width of around 0.8m. They are subject to a routine pruning regime to maintain their ornamental appearance and screening function. <i>Cotoneaster horizontalis</i>. Is listed as an invasive schedule 9.</p> |
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|                         | <p><b>BNG Condition Assessment – N/A (pre-determined by the metric)</b></p> <p><u>Off-site</u></p> <p>Adjacent to the site, on the western and north-western boundary is the Ashby-de-la-Zouch canal. This comprises a heavily modified watercourse, which is approximately 12m wide. There is no associated vegetation with the canal, and the water quality appears to be poor.</p> <p><b>Local notable habitats</b></p> <p>An area of coastal and floodplain grazing marsh is present 100m south-west of the site, and is located adjacent to the canal, further downstream from the canal that is adjacent to the site. Coastal and floodplain grazing marsh is designated as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Other areas of priority habitat are limited within a 2km radius of the site, with only small areas of deciduous woodland present.</p> |
| <i>Foreseen Impacts</i> | <p><b>On-site habitats</b></p> <p>The proposed development will result in the loss of a small section of ornamental hedgerow and some grassland. This could result in a net loss in biodiversity at the site.</p> <p><b>Notable habitats</b></p> <p>No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to areas of coastal and floodplain grazing marsh, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.</p>                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Recommendations</i>  | <p><b>On-site habitats</b></p> <p>Retained trees should 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).</p> <p>To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated:</p> <ul style="list-style-type: none"> <li>• Creation of species rich grassland; and</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|                                      | <ul style="list-style-type: none"> <li>Planting of native trees and shrubs throughout the site.</li> </ul> <p><b>Notable habitats</b></p> <p>Best practice measures to minimise the possibility of pollution affecting the nearby River Bela must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.</p> <p><b>Biodiversity net gain</b></p> <p>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. In addition to the above, given the presence of an adjacent watercourse, a River Conditions Assessment (RCA) will be required on the adjacent canal, to determine its value for input into the biodiversity metric.</p> |
| <b>Locality and Designated Sites</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Summary of Survey Findings           | <p><b>On-site designations</b></p> <p>The site is not subject to any designation.</p> <p><b>Statutory designated sites (within 2km)</b></p> <p>There are no known statutory sites within 2km of the site.</p> <p>The site lies within the impact risk zone for Burbage Wood and Aston Firs SSSI.</p> <p><b>Statutory designated sites (within 5km)</b></p> <p>No national network sites (SAC, SPA, Ramsar) are located within 5km.</p> <p><b>Non-statutory designated sites</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|                                      | The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Foreseen Impacts</i>              | <p><b>On-site designations</b></p> <p>No impacts foreseen.</p> <p><b>Statutory and non-statutory designated sites</b></p> <p>No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                        |
| <i>Recommendations</i>               | <p><b>On-site designations</b></p> <p>None required.</p> <p><b>Statutory and non-statutory designated sites</b></p> <p>None required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Invasive / Non-native species</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Summary of Survey Findings</i>    | Holly-berry cotoneaster was identified on the site which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Foreseen Impacts</i>              | Construction could result in the spread of holly-berry cotoneaster.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Recommendations</i>               | <p>Holly-berry cotoneaster is prohibited from release into the wild due to their capacity to cause ecological, environmental or socio-economic harm. Where Schedule 9 species are grown in private gardens, larger scale gardens, estates and amenity areas reasonable measures will be taken to confine them to the cultivated area so as to prevent their spreading to the wider environment and beyond the landowner's control.</p> <p>As such, not preventing the spread of holly-berry cotoneaster currently present on site, into the wild (i.e. surrounding areas), this could constitute an offence. As such it is recommended that Himalayan cotoneaster is to be dug up, including roots, and disposed of in line with appropriate controlled waste measures, or controlled during construction works to prevent the spread off-site.</p> |

| Invertebrates                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <i>Summary of Survey Findings</i> | The habitats present on-site, including lawns, scrub, ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Foreseen Impacts</i>           | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Recommendations</i>            | No further surveys.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Bats                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Summary of Survey Findings</i> | <p><b>EPSL data</b></p> <p>A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites &lt;2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site.</p> <p><b>Foraging and commuting habitat</b></p> <p>The site is considered to provide moderate suitability for foraging and commuting bats, reflecting its limited on-site habitat quality but proximity to more valuable off-site features.</p> <p>Within the site, ecological value is constrained by the dominance of built structures and hardstanding, alongside intensively managed amenity grassland. These habitats offer minimal foraging opportunities due to their low structural diversity and limited capacity to support invertebrate prey. The tree and sections of ornamental hedgerow provide some suitable structure for foraging and commuting bats, although their regularly managed nature reduces their value as continuous commuting features.</p> <p>The most suitable on-site habitat is the strip of dense bramble scrub along the eastern boundary, which offers increased structural complexity and shelter, and may support higher invertebrate abundance. However, this feature is relatively limited in extent and somewhat isolated within the site.</p> |

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|  | <p>The value of the site is notably enhanced by its proximity to off-site habitats, particularly the Ashby-de-la-Zouch Canal and adjacent woodland to the west and east. Although the canal itself is heavily modified and of limited intrinsic value, it may still function as a linear feature facilitating bat movement through the wider landscape. The surrounding woodland, hedgerows and watercourses within the wider area are likely to represent more optimal foraging and commuting habitat, with the site forming part of a wider network rather than a key resource in isolation.</p> <p>In summary, bat activity within the site is likely to be limited and primarily associated with edge habitats and boundary features, with the site functioning as a minor component within a broader commuting network rather than supporting significant foraging activity in its own right.</p> <p><b>Roosting habitat</b></p> <p>Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within B1.</p> |
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| <i>B1 Building description</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <i>Photographs</i>                                                                                                                                                                                                                            |
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| <p><i>Summary</i></p> <p>Building B1 comprises a three-storey brick-built structure with a pitched, tiled roof and several adjoining single-storey extensions. The external elevations are of relatively modern construction and are generally in good condition, with limited features of potential suitability for roosting bats. A small number of minor defects were identified, including occasional missing or slipped roof tiles, which may provide limited opportunities for opportunistic roosting; however, these features are sparse and not well-developed. The building is situated within a well-lit, active setting associated with the public house and adjacent road. However, given the presence of the adjacent canal, the building could be utilised by bats commuting along its reach.</p> <p>Two loft spaces are present within the building (L1 and L2). Both lofts are accessible and were inspected internally. The internal roof structure is relatively open and well-maintained, with modern roofing felt and limited crevice availability. Insulation is present at ceiling level, and there are few gaps or voids suitable for roosting. No evidence of bats was recorded during the inspection, with no droppings, staining or feeding remains identified.</p> <p>Overall, Building B1 is considered to have <b>low suitability</b> for roosting bats, offering only limited and suboptimal features that could be used on a very occasional basis by individual bats.</p> |  <p>Northern elevation of B1</p>  <p>North-eastern elevation of B1</p> |



Western elevation of B1



Southern elevation of B1



Example of gaps within roof structure of B1



Internal area of B1

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| <i>Foreseen Impacts</i> | <p><b>Roosting habitat [Buildings]</b></p> <p>The proposed development will have no impact on any of the features determined to be of suitability for roosting bats, and includes no works to the roof structure present within the building. Therefore, the proposed development will not affect any of the features that could be used by roosting bats which were noted on the building during the survey and therefore no impacts to bat roosts are anticipated. However, the proposed development could result in disturbance to any bats present in the building at the time of the works due to noise, vibration or lighting.</p> <p><b>Foraging and commuting habitat</b></p> <p>The proposed development will result in the loss of small areas of ornamental hedgerows and modified grassland, but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.</p> <p><b>Artificial lighting</b></p> <p>The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.</p> |
| <i>Recommendations</i>  | <p><b>Roosting habitat [Buildings]</b></p> <p>Owing to the nature of the proposed development and the low potential for impacts to bat roosts, further bat surveys are considered to be disproportionate. It is anticipated that any risk to bats can be reduced to an acceptably low level through the implementation of a Bat Mitigation Plan, that will detail the measures to be implemented at the site, during and post-development.</p> <p><b>Artificial lighting</b></p> <p>A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <a href="https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting">https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting</a>.</p> <p><b>Suggested biodiversity enhancements</b></p>                                                                                                                                                                                                                                                                 |

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|                                   | The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be positioned on the retained building. Suitable bat boxes include Beaumaris Woodstone Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.                                                                                                                                                                                                                                                                                                                                  |
| <b>Birds</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Summary of Survey Findings</i> | <p><b>Buildings</b></p> <p>No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.</p> <p><b>Trees and vegetation</b></p> <p>No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds.</p> <p><b>Barn owls</b></p> <p>The site does not appear to provide any suitable nesting sites for barn owls.</p> <p><b>Overwintering birds</b></p> <p>Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.</p> |
| <i>Foreseen Impacts</i>           | <p><b>Trees and vegetation</b></p> <p>The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.</p> <p><b>Barn owls</b></p> <p>None foreseen.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|                        | <p><b>Overwintering birds</b></p> <p>None foreseen.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Recommendations</i> | <p><b>Trees and vegetation</b></p> <p>Any 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.</p> <p>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.</p> <p><b>Barn owls</b></p> <p>None required.</p> <p><b>Overwintering birds</b></p> <p>None required.</p> <p><b>Suggested biodiversity enhancements</b></p> <p>The installation of a minimum of two bird boxes on the retained building will provide additional nesting habitat for birds e.g.</p> <p>Schwegler No 17 Swift Nest Box</p> <p>Schwegler 1SP Sparrow Terrace</p> <p>Or a similar alternative brand.</p> <p>Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.</p> |
| <b>Reptiles</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| <p><i>Summary of Survey Findings</i></p> | <p><b>EPSL data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.</p> <p><b>Habitat suitability</b></p> <p>The site is considered to provide <b>low suitability for reptiles</b>. Habitat availability is limited, with the majority of the site comprising hardstanding and heavily managed amenity grassland, which is regularly mown and offers little structural diversity or refugia. These areas are generally unsuitable for reptiles due to a lack of cover, basking opportunities and prey availability. Some limited potential is provided by the strip of scrub, which offers a degree of shelter and protection. However, this feature is relatively narrow in extent and isolated within the site. The ornamental hedgerows are also regularly managed and therefore provide minimal structural complexity. While the adjacent off-site habitats, including woodland and the canal corridor, may support reptiles, connectivity into the site is constrained by surrounding development and habitat fragmentation. Given the above, it is determined that reptiles are likely absent from the site.</p> |
| <p><i>Foreseen Impacts</i></p>           | <p>No impacts are anticipated on reptiles as a result of the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><i>Recommendations</i></p>            | <p>None required. However the below precautionary measures for amphibians will protect reptiles in the unlikely event any cross the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Amphibians</b></p>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><i>Summary of Survey Findings</i></p> | <p><b>EPSL and survey data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for great crested newts within 500m of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 500m of the site.</p> <p><b>Aquatic habitat suitability (including ponds within 500m)</b></p> <p>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).</p> <p>There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of a singular pond within 500m; the pond (P1) is located 380m south-west of the site and is situated on the far side of the A5 (Watling Street). This landscape</p>                                                                                                                                                                                                                                                    |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|                         | <p>feature is 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.</p> <p><b>Terrestrial habitat suitability</b></p> <p>The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat. The areas of hard standing and amenity grass that dominate the site offer sub-optimal habitat for terrestrial amphibians. The hedgerows and 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.</p>                                                                                                                                                                                                                                                                                                                        |
| <i>Foreseen Impacts</i> | Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to GCN as a result of the proposed development are deemed to be acceptably low.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Recommendations</i>  | <p>A precautionary working method will be implemented for common amphibians during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed 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.</li> <li>• Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.</li> <li>• Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> <li>• If any common amphibians 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.</li> </ul> |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <ul style="list-style-type: none"> <li>In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Badger</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded 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.                                                                                                                                                                                                                                                                                                                       |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on badgers as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Riparian animals</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. The adjacent watercourse is considered unsuitable for otter and water vole, as it is a deep and heavily modified watercourse, both of which are known to provide sub-optimal habitat for riparian mammals. Furthermore, the wider landscape is considered highly unsuitable for both species groups, given it is dominated by extensive areas of built form, with an absence of suitable riparian habitat. The habitats within the riparian zone within the site comprise heavily managed grassland and areas of built form, both of which are considered sub-optimal for riparian mammals. As such, otter and water vole are both considered to be likely absent from the site, and adjacent watercourse. |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on riparian animals as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Hazel dormouse</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | <p><b>EPSL data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.</p> <p><b>Habitat suitability</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

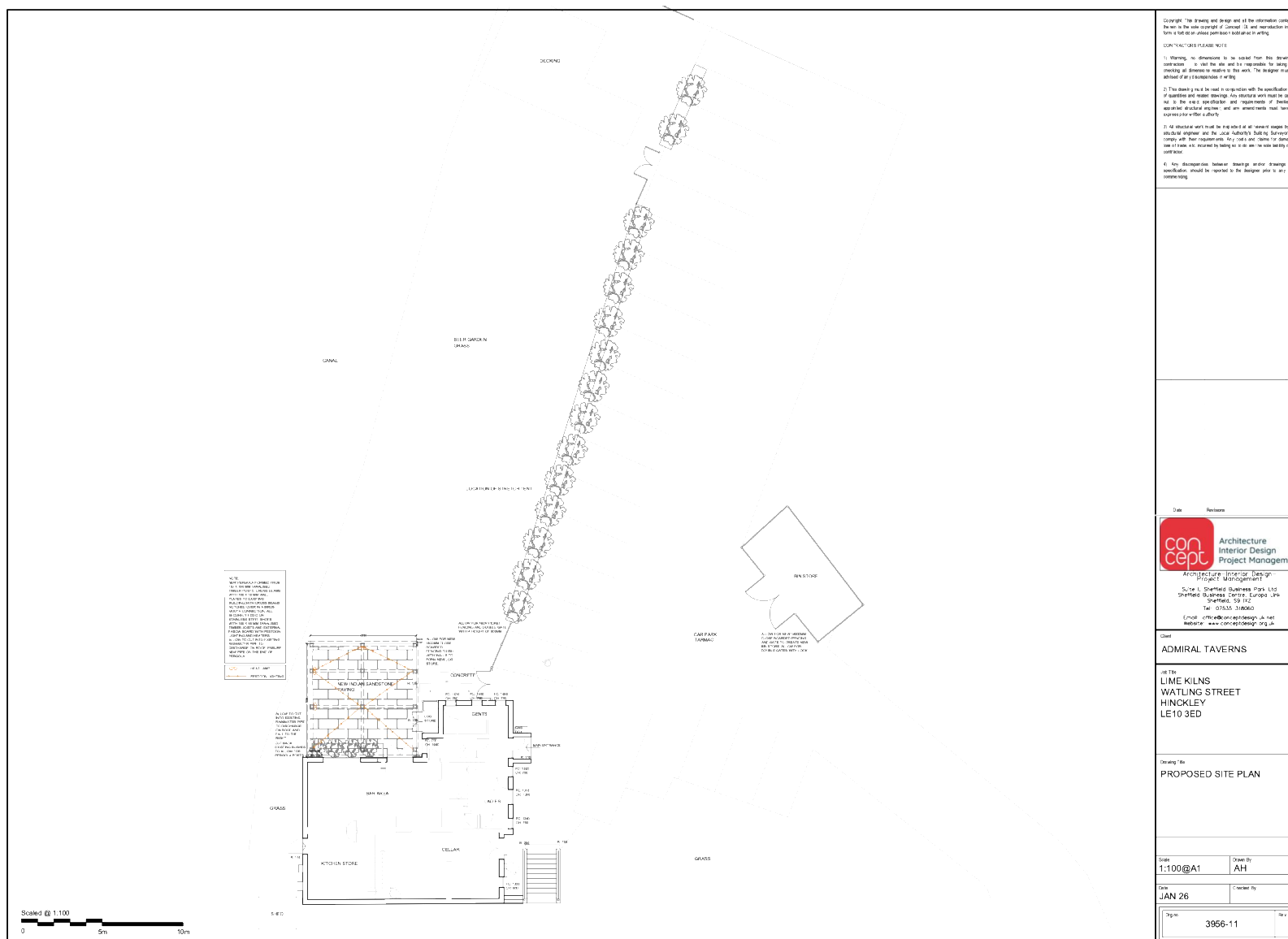
|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on hazel dormice as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Recommendations</i>            | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Other e.g. hedgehog</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Summary of Survey Findings</i> | The grassland, hedgerow and bramble scrub provide suitability for foraging, commuting and refuge seeking hedgehog, with areas of woodland located adjacent to the site, on the eastern boundary that provides increased suitability.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Foreseen Impacts</i>           | Small areas of grassland and hedgerow 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Recommendations</i>            | <p>A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>• 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.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> </ul> <p>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.</p> |

Appendix 1: Survey/Habitat map



Appendix 2: Location map





## Appendix 4: Habitat Photos

| Buildings                                                                          |                                                      |
|------------------------------------------------------------------------------------|------------------------------------------------------|
| Photograph                                                                         | Description                                          |
|   | Figure 1: Main public house (B1) on site             |
| Modified grassland                                                                 |                                                      |
| Photograph                                                                         | Description                                          |
|  | Figure 2: Amenity grass lawn on site (to rear of B1) |

| Bramble scrub                                                                      |                                                                           |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Photograph                                                                         | Description                                                               |
|   | Figure 3: Bramble scrub on the south-eastern boundary of the site.        |
| Non-native and ornamental hedgerow                                                 |                                                                           |
| Photograph                                                                         | Description                                                               |
|  | Figure 4: Non-native hedgerow present in the central section of the site. |

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