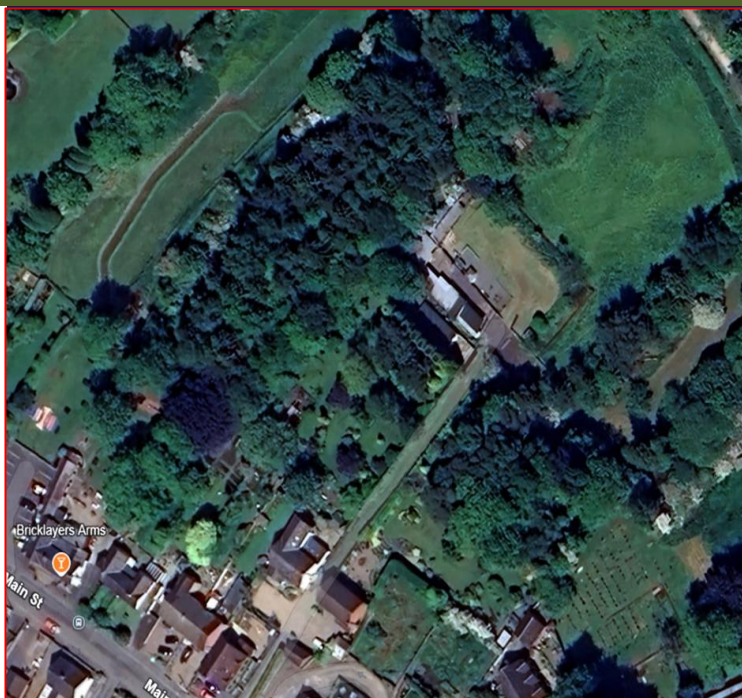


LAND to the REAR 223A MAIN ST, THORNTON, LE67 1AH

Grid Ref: SK 46759 07776
w3w. observers.overheat.sticks

PRELIMINARY ECOLOGICAL APPRAISAL

Ref: WCL/AL/PEA/13325



THE CONTENTS OF THIS
DOCUMENT ARE CONFIDENTIAL

WILDLIFE CONSULTANTS
LIMITED

9th JULY 2025

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B. SUMMARY

Wildlife Consultants Limited were commissioned by Mr. A. Large, Andrew Large Surveyors Ltd on behalf of clients, Mr. Iain Long & Mrs. Abbie Long to undertake the appropriate Preliminary Ecological Appraisal at Land to the Rear 223a Main St, Thornton, LE67 1AH having regard to the redevelopment of the site with a linear single Storey, flat roof residential dwelling.

The proposed development site being some 1,000 m² (0.1 ha / 0.26 ac) with the Menage some 435 m², buildings and aprons some 275 m² and hard standing being the remainder. The overall site being some 5,500 sq mts (0.55ha / 1.4ac) of agricultural grassland and the access drive.

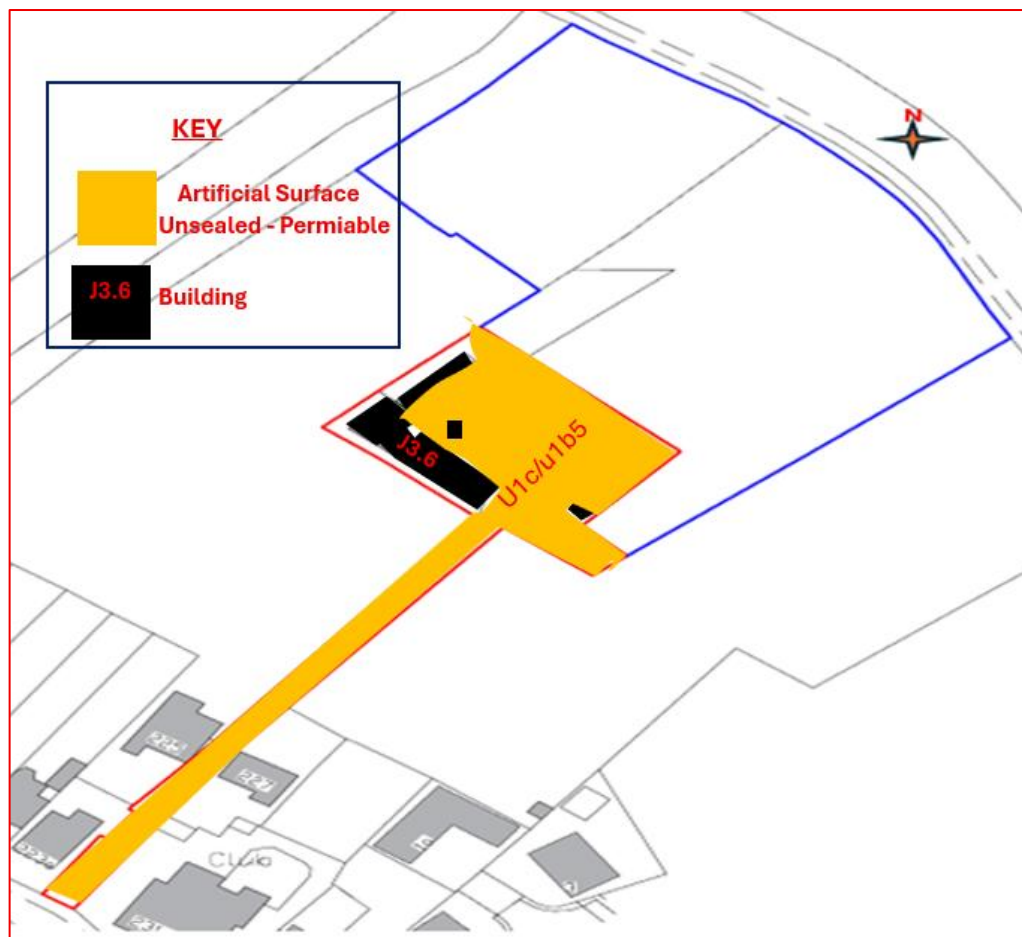


Fig.1: Existing Habitat Plan

The buildings to be demolished are a range of single storey open fronted storage, stables and poultry sheds being some 12 in total including a metal storage container.



Fig. 1: View of barns.

The survey was conducted on 9th July 2025 in good weather conditions.

The survey conducted included external and internal survey of the buildings with a general walkover survey of the site.

All survey works undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice as cited by the Bat Conservation Trust.

A summary of the findings of the surveyed are:

- **No** active badger setts or signs of any badger activity within the site or the immediate wider area.
- **No** evidence of Great Crested Newts on the site; either aquatic or terrestrial.
- **No** evidence of reptiles was found on the site.
- **No** evidence of active avian nest sites at the time of the surveys.
- **No** evidence of the presence or use of the site by protected species.
- **No** evidence of any significant or protected ground flora identified within the site.
- **Low Ecological Value** is considered as being offered by the site.
- WCL concludes that the Favourable Conservation Status of protected species will not be affected through the proposed development of the site.

A five-point evaluation scale has been applied to assist with the identification of key ecological features and their significance in relation to the proposed development. This arbitrary scale is effective at this level of assessment and follows guidance as outlined from CIEEM (2006).

The five-point scale is:

- Low Value
- Moderate Value
- High Value - Local/District importance e.g. Local Wildlife Site
- Very High Value - County importance e.g. Local Nature Reserve
- Exceptional Value - National Importance e.g. Site of Special Scientific Interest (SSSI)

C. INTRODUCTION

C1 Background to Activity

Wildlife Consultants Limited were commissioned by Mr. A. Large, Andrew Large Surveyors Ltd on behalf of clients, Mr. Iain Long & Mrs. Abbie Long to undertake the appropriate Preliminary Ecological Appraisal at Land to the Rear 223a Main St, Thornton, LE67 1AH having regard to the redevelopment of the site with a linear single Storey, flat roof residential dwelling.

The proposed development site being some 1,000 m² (0.1 ha / 0.26 ac) with the Menage some 435 m², buildings and aprons some 275 m² and hard standing being the remainder. The overall site being some 5,500 m² (0.55ha / 1.4ac) of agricultural grassland and the access drive.

The adjacent agricultural grassland, being some 4,500 m² (0.45ha / 1.1ac) has been used as a horse paddock but currently unmanaged and is now dominated by encroaching docks, thistles, Rosebay willowherb and other weed species.

The survey was conducted by qualified, licensed and experienced ecologist employed by Wildlife Consultants Limited, to the standards expected by Natural England and in line with industry best practice.

C2 Full details of proposed works on site to be covered by this survey

The ecological surveys were conducted to establish whether the site is either; not in or in current use, or has recently been used, by any protected species, (any species).

The presence and location of these species, where identified, are confirmed within this report.

Any likely impact resulting from the proposed development and operation of the site upon these species are also identified within this report.

The client should be aware any protected species identified during this survey could potentially be subject to further review regarding their mitigation and/or compensatory measures.

This would result in additional inspections and/or surveys being undertaken.

Any licenses deemed necessary for the repairs / restoration of the site will be identified here within.

D. SURVEY INTRODUCTION

To identify any protected species present on the site, protected under the:
**Wildlife and Countryside Act 1981 (as amended) & Conservation of Habitats and Species
Regulations 2010**

D1 Pre-existing Information on Species of Concern on Site

Existing information on the protected species concerned with this survey was gleaned from LRLERC.

D2 Status of Species of Concern in the Local Area

The status of the protected species concerned with this survey site, and in the wider local area of the site, was gleaned from national conservation bodies.
Any records discovered are to be found within the report.

D3 Objective of this Survey

The objective of the survey was to identify the presence or likely absence of any protected species within the constraints of both the deadlines set by the client and the timing of the survey.

The survey was undertaken in accordance with Bird Survey Techniques: (*British Trust for Ornithology 2001*) and industry best practise.

D4 PRELIMINARY ECOLOGICAL APPRAISAL

Di Methodology

The proposed development site was surveyed along with the adjacent agricultural grassland and boundary trees and hedges to determine the presence or likely absence of protected species within the site.

The ecologists surveyed the following during this survey:

Dii Walk over survey.

This entailed a general walk over of the whole site to determine whether or not the proposed development would affect any other parts of the site in regard to protected species.

Diii Timing

Walk-over survey 9th July 2025.

A desk-based search for local data of any ecological information as deemed necessary was completed post to the site surveys being undertaken.

Div Constraints / Weather Conditions

No surveys were conducted in adverse weather.

Dv Personnel

All personnel conducting the surveys are established, qualified and experienced ecologists employed by Wildlife Consultants Limited.

Snr. Ecologists: Robert Davies, (Bat Licence registration number: 2020-47590-CLS-CLS, GCN Licence 2015-19095-CLS-CLS).

The visiting ecologist's conduct on site conformed at all times with industry best practice guidelines.

E RESULTS

E1 RESULTS

Legislation

Protected Species are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

Ei. Designated Sites

No designated sites that were revealed by the ecological data search provided fell on the proposed development site itself. Therefore, the proposed development will have no impact upon any local designated sites as the works are due to remain within the site boundary.

Eii. Habitats

No habitats of conservation concern were located on the site itself. Therefore, the proposed scheme of works will not impact upon any rare or valuable habitats.

Eiii. Species

The site was found to contain no potential to support protected and/or rare species.

The results of the survey are:

❖ Desk-based Search

No records were identified of the presence of protected species within the site or immediate area - LE12 6SL.

E2: SPECIES BREAKDOWN:

E2i: Birds and active avian nest sites *All species*

Protected under the Wildlife and Countryside Act 1981

No bird species were observed around the site.

No active nest sites were identified during the inspections.

The site is considered sub-optimal for ground nesting birds.

The proposed works are confined to the existing buildings and hardstanding.

Old swallow nest sites were identified within the buildings.

E2ii: Bats and roosts sites

Protected under the Wildlife and Countryside Act 1981, and the Conservation of Habitats and Species Regulations 2010.

A separate Potential Roost Assessment has been prepared.

E2iii: Great crested newt

No waterbodies are present within the site.

No waterbodies are present within the adjacent agricultural grassland.

No Terrestrial habitat is considered as offered by the adjacent agricultural grassland

Terrestrial habitat is considered as offered by the adjacent agricultural grassland.

No ponds were identified within adjacent land - 250 mts.

No records were identified of the presence of GCNs in the immediate area.

E2iv: Badgers:

Protected under the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981

There was no evidence of badgers discovered within any part of the site or the immediate surrounding area. An in-depth survey was undertaken of the site including boundary vegetation looking for: Badger hairs caught on the vegetation or the underside of fence and other structures, snuffle holes, evidence of badger foraging, latrines or evidence that badgers have established a territory, badger paths, evidence of access and transit of the site.

- **No** active or in-active badger sett or potential sett exists on any part of the site.
- **No** badger latrines identified.
- **No** badger paths at any point on the site, either radiating to the site, away from the site or across the site.
- **No** badger hairs on any of the vegetation around the perimeter of the site – or on the underside of any internal fences, rails, etc.
- **No** evidence on boundary vegetation and fencing of badger hairs caught on the vegetation or the underside of fence and other structures, snuffle holes (evidence of badger foraging), latrines (evidence that badgers have established a territory) and badger paths (evidence of access and transit of the site).
- **No Records** of the presence of badgers within 1km were identified.

E2v: Reptiles

No priority species recorded within 1km.

No evidence of the presence of reptiles within the site is considered as sub-optimal for reptiles.

The site does not contain any habitats suitable for reptiles.

The impact on any local reptile populations is negligible.

No further measures are required concerning reptiles.

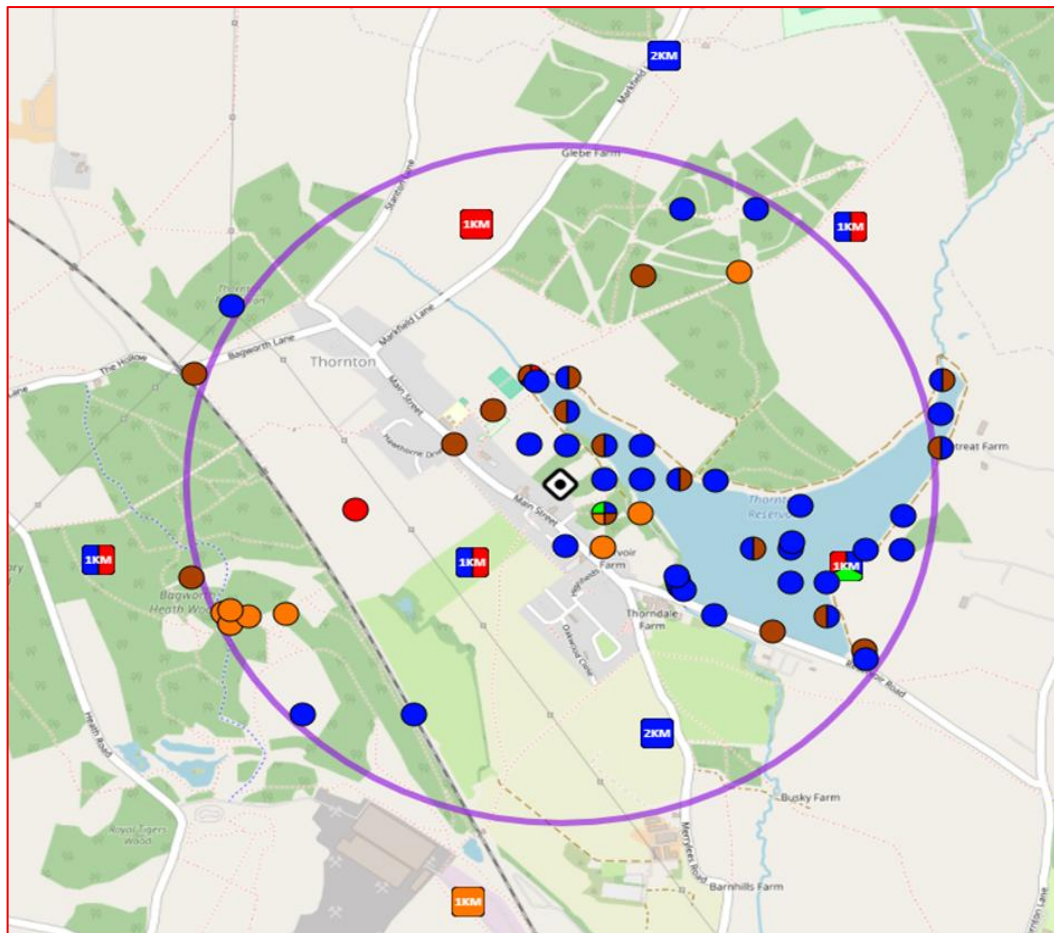
E2VI: Hazel Dormouse

There is no potential for shelter or foraging for Hazel Dormice (*Muscardinus avellanarius*) within the site, and no habitat connectivity is present. No further measures are required concerning dormice.

Potential impacts of the works

Based upon the results from the desktop survey, field survey and using a degree of academic supposition, the uncompensated development impacts have been summarised as follows:

- Amphibians – None
- Badgers – None
- Bats – Negligible
- Birds – Medium
- Flora – Negligible
- Hazel Dormouse – None
- Reptiles – Negligible
- Water Voles - None



F. DISCUSSION

The buildings are predominately of wooden construction with corrugated sheeting roofs and being a mixture of open fronted and semi-enclosed and all being attached in an “L” shaped formation (layout), private gardens and woodland are to the rear of the buildings with all being retained during and post the proposed development (south & east). The grassland beyond the site is considered as offering limited potential for protected species.

All the survey works undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice as cited by CIEEM.

G. CONCLUSION

- **No** species of bat were recorded and/or observed using the buildings.
- **No** evidence was found of any species of bat using or ever having used the barn for any purpose.
- **Negligible potential** for roosting bats is considered to be offered by the buildings on site.
- **Foraging** and flight paths that are present within the area will be retained during and post proposed development.
- **No** further surveys are considered required at this time.
- **No licences** are considered as being required from Natural England at this time.
- **Biodiversity Enhancement** can be achieved with the implementation of the measures as per Appendix.

On the evidence above, it is the conclusion of this report and the considered opinion of Wildlife Consultants Limited, the proposed redevelopment of the site will have no adverse effect on the favourable conservation status of any species of bat.

The presence of bats within the wider area is noted and it is considered these bats do not use the site for any purpose and there will be no loss of potential roosting, foraging sites or foraging corridors as a result of the proposed redevelopment.

H. RECOMMENDATIONS

- a) If works are commenced during the Bird nesting season (March – September) and evidence of nesting birds is identified an ecologist to be consulted prior to works re-commencing.
- b) **Biodiversity Enhancement** can be achieved with the inclusion of the measures as per Appendix 5 (see below).

H APPENDIX

1. WILDLIFE CONSULTANTS LIMITED Biodiversity Checklist – Protected Species

LAND TO THE REAR 223A MAIN ST, THORNTON, LE67 1AH		
BATS		
Has the site been surveyed for bats?	YES	
Are there any structures on site which have the potential to support roosting bats?		Negligible
Are there any trees on the site which have the potential to support roosting bats?		NO
BARN OWLS		
Has the site been surveyed for barn owls?	YES	
Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?		NO
BREEDING BIRDS		
Has the site been surveyed for breeding birds?	YES	
Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?		NO
BADGERS		
Has the site been surveyed for badgers	YES	
Is there any evidence of badgers on or near the application site?		NO
Are badgers commuting through the site to foraging areas?		NO
DORMICE		
Has the site been surveyed for dormice?	YES	
Is there suitable habitat for dormice on, or close to the application site?		NO
GREAT CRESTED NEWTS		
Has the site been surveyed for great crested newts?	YES	
Is there suitable habitat for great crested newts on, or close to the application site?		NO
REPTILES		
Has the site been surveyed for reptiles?	YES	
Is there suitable habitat on the site for reptiles?		NO
OTHER PROTECTED SPECIES (eg. Otters, Water Voles, White-Clawed Crayfish)		
Has the site been surveyed for (Species Name): all the above	YES	
Is there suitable habitat on the site for (Species Name): all above		NO
IF 'YES' then the survey report should include details of the species concerned, the population level		
OTHER FEATURES OF NATURE CONSERVATION INTEREST		
Does the application site support Habitats of Principal Importance or Local Biodiversity Action Plan Priority Habitats?		NO
Does the application site support Species of Principal Importance or Local Biodiversity Action Plan Species?		NO

2. BIODIVERSITY ENHANCEMENT – NET GAIN

A) Incorporation of 2 bat boxes into the new development

Eg. National Trust Glamis Bat Box.



B) BIRD BOX

Two Bird boxes are incorporated into the re-development



eg. RSPB Sparrow terrace nest box

C) LIGHTING

Propose external lighting to be in the form of either wall mounted lighting fixed to the buildings, or floor mounted lighting to designate the parking areas and allow safe access to the proposed dwellings, all lighting to be motion activated.

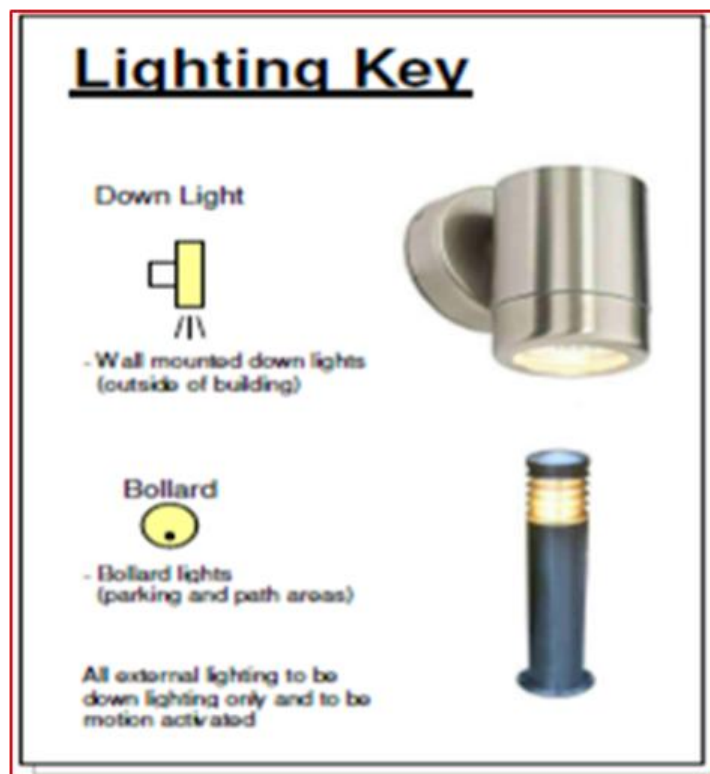
Wall mounted lighting: Exterior wall lights to be “Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10” or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/atlantis-ip65-35w-gu10-or-led-gu10>

Floor mounted lighting: Exterior ground lights to be “Alto 60 Bollard Light - Stainless Steel IP44 600mm” or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/alto-60-bollard-light-stainless-steel-ip44-600mm>

These exterior bollards are to be installed to allow safe entry to the proposed dwellings from the parking area.



D) BUG HOTEL – 2 x created within the grounds

Eg.



3. PHOTOGRAPHS OF THE SITE



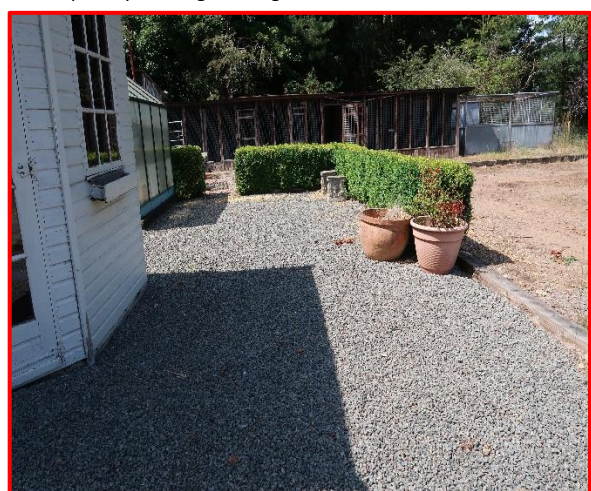
View of buildings



View of poultry housing buildings



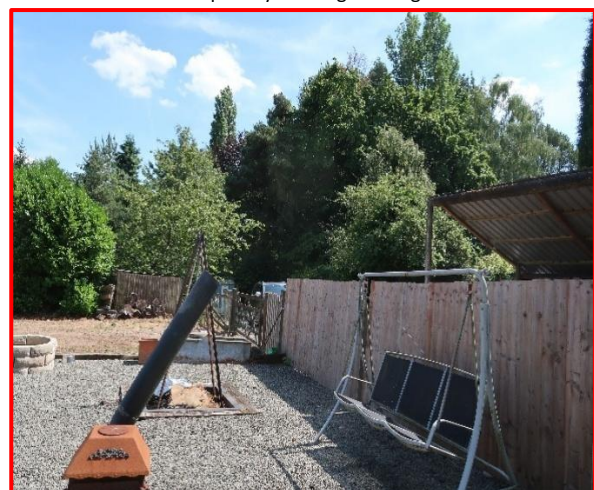
View of site



View of site & View of poultry housing buildings



View of site.



View of site



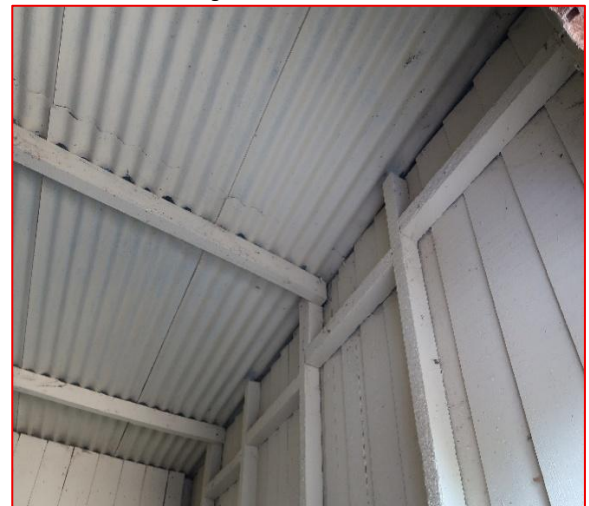
View building



View container & building



Internal view of poultry housing



Internal view of stable



Internal view of stable



Internal view of stable – swallow nest



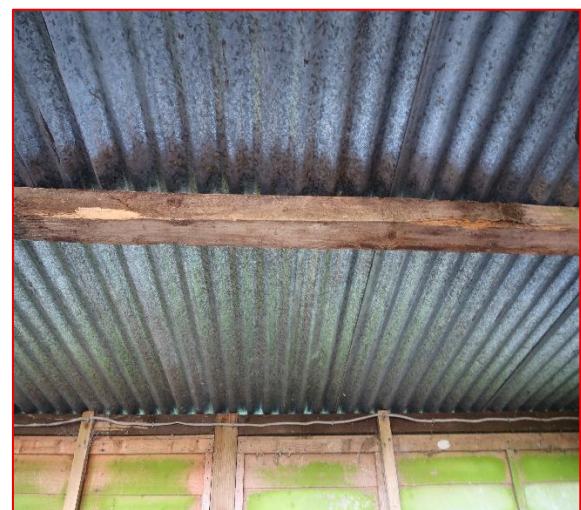
Internal view



Internal view



Internal view



Internal view



View of site



View of access drive

J REFERENCES

Bat Surveys for Professional Ecologists -Good Practice Guidelines	<i>Bat Conservation Trust</i>	2023
Bat Workers Manual	<i>Joint Nature Conservation Committee</i>	2004
Bat Mitigation Guidelines	<i>English Nature</i>	2004
Habitat Management for Bats	<i>Joint Nature Conservation Committee</i>	2001
Bird Survey Techniques	<i>British Trust for Ornithology</i>	2001
Herpetofauna Workers' Manual	<i>Joint Nature Conservation Committee</i>	2003
Handbook for Phase 1 habitat survey	<i>Joint Nature Conservation Committee</i>	1990
NHBS Ltd	https://www.nhbs.com	

Local species information re: protected species sought from several different sources including:

<http://www.naturalengland.org.uk>

<http://www.bct.org.uk>

<http://www.nbn.org.uk>

<http://www.bto.org.uk>

[Magic](#)

Please note: All photographs & maps remain the property of Wildlife Consultants Limited.

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 1	24 th JULY 2025	COMPANY SECRETARY	R. S. DAVIES