



# **PRELIMINARY ECOLOGICAL ASSESSMENT**

Prepared for Mr Chris Crumbie

75a Newbold Rd, Barlestone, Leicestershire, CV13 0DT

December 2025

Pear Tree Ecology  
Four Winds  
87 Leicester Road  
Glen Parva  
Leicester  
LE12 9HL  
Mobile No. – 07799 677 411  
Email – Joolspartridge@peartreeecology.co.uk

## DISCLAIMER

This document has been prepared by Pear Tree Ecology as a Preliminary Ecological Assessment Report. Pear Tree Ecology accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

Methods used to prepare this report, including those carried out in the field, followed The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

|                     |  |
|---------------------|--|
| Report to:          | Mr Chris Crumbie                                     |
| Report Title:       | Preliminary Ecological Assessment                    |
| Survey Site/Job:    | 75a Newbold Rd, Barlestone, Leicestershire, CV13 0DT |
| OS Grid Reference:  | SK 43457 05397                                       |
| Survey Date(s):     | 02/12/2025   |
| Surveyed by:        | N. Cossa BSc (Hons)                                  |
| Mapped by:          | N. Cossa BSc (Hons)                                  |
| Report by:          | N. Cossa BSc (Hons)                                  |
| Report date:        |  |
| Revision:           |  |
| Architect/Agent:    | Liam O'Halloran                                      |
| Planning Reference: |  |
| Final review:       | J. Partridge   |
| Final issue date:   | 11/12/2025   |

## CONTENTS

|   |                                       |    |
|---|---------------------------------------|----|
| 1 | INTRODUCTION .....                    | 4  |
| 2 | METHODOLOGY .....                     | 5  |
| 3 | RESULTS .....                         | 6  |
| 4 | RECOMMENDATIONS .....                 | 9  |
|   | APPENDIX A: LEGISLATION SUMMARY ..... | 12 |
|   | APPENDIX B: MAPS & SITE PLANS .....   | 13 |
|   | APPENDIX C: SITE IMAGES .....         | 17 |

## SITE PLANS & MAPS

|  |    |
|--|----|
| Figure 1: Site Location Map.....                                     | 13 |
| Figure 2: MAGIC map.....   | 14 |
| Figure 3: Protected Species Results map from LRERC [10/12/2025]..... | 15 |
| Figure 4: UKHabs assessed Site Map.....                              | 16 |

## 1 INTRODUCTION

This report has been prepared by Pear Tree Ecology on behalf of Mr Crumbie. It provides the results of a Preliminary Ecological Assessment undertaken on the property of 75a Newbold Road, Barlestone, Leicestershire (approx. Ordnance Survey Grid Reference SK 43457 05397).

The PEA was undertaken following good practice<sup>1</sup> to identify the ecological value of the application site, considering both habitats and protected species. The results of a desk study and site survey are included in this report, and in context to the proposed development, they have been used to inform the level of further survey effort and mitigation required to comply with relevant nature conservation policies and legislation. The evaluation and findings in this report can be used by the local planning authority (LPA) in their view of the planning application.

The site occupies an area of approximately 0.19 hectares and consists of a fire damaged bungalow with attached garage, tarmacked driveway and parking area, lawns, areas of shrubs, two static caravans, shed, paved areas, boundary hedgerow and trees.

The proposals are to demolish the buildings present on site and replace them with four detached properties, one detached garage, parking, driveway, gardens and communal landscaping.

The site is set on the eastern outskirts of the village of Barlestone, approximately 15km east of the city of Leicester. The site is adjacent to a mature tree lined road and is surrounded by arable and grazed agricultural land. A new housing development has been built in the former garden of the property. There are tree lined hedgerows leading out to the wider countryside. See Figure 1 in Appendix B.

Looking at Google Earth Pro, 2025<sup>2</sup>, the site appears to have changed at the end of 2023 when after a fire made the property inhabitable and two static caravans and artificial lawn were installed in the northern end of the garden.

---

<sup>1</sup> UKHab Ltd (2023) UK Habitat Classification version 2.0 (at <https://www.ukhab.org>)

<sup>2</sup> Map data © 2025 Google

## 2 METHODOLOGY

### Desk Study

A search was undertaken using desktop resources including the Multi-Agency Geographic Information for the Countryside<sup>3</sup> (MAGIC) website. MAGIC was used to search for records of designated sites and ecologically important habitats within a 1km radius of the application site. Google Earth<sup>4</sup> was also used to study the nearby landscape. See Figure 2 in Appendix B.

Records within a 1km radius of the site for protected species and notable sites were requested from the Leicestershire and Rutland Environment Records Centre (LRERC). Figure 3 showing publicly available records can be found in Appendix B.

### UK Habitat (UKHabs) Assessment and Preliminary Ecological Appraisal

The field survey was undertaken by ecological consultant N. Cossa BSc (Hons) on the 2<sup>nd</sup> December 2025. The surveyor carried out a walkover of the application site to carry out a UKHabs Assessment using the guidelines from the UKHabs Classification system.<sup>5</sup> Key habitats present within the boundaries were mapped and broad habitats were categorised.

During the walkover, consideration was given in regard to potential presence of protected species and where possible surveyor searched for evidence of protected species.

---

<sup>3</sup> Multi-Agency Geographical Information for the Countryside (MAGIC). Crown Copyright and database rights [2015]. Ordnance Survey 100022861. Available at: <http://www.magic.gov.uk/> [Accessed: 10/12/2025]

<sup>4</sup> [https://www.google.co.uk/intl/en\\_uk/earth/](https://www.google.co.uk/intl/en_uk/earth/) [Accessed: 10/12/2025]

<sup>5</sup> UKHab Ltd (2023) UK Habitat Classification version 2.0 (at <https://www.ukhab.org>)

### 3 RESULTS

#### Desk Study

A search on the MAGIC database found the following:

- There are no designated or non-designated sites within a 1km radius of the site.
- One European Protected Species Application has been returned within 1km of the site for the destruction of a common pipistrelle roost (2012).
- The site has been found to be within the impact risk zones for two SSSIs – Ashby Canal SSSI and Newton Burgoland SSSI. It is not believed that the work to the site will impact these SSSIs and Natural England does not need to be consulted.

Results from LRERC for a 1km search returned on the 10<sup>th</sup> December 2025 found:

| Scientific Name                  | English Name            | Earliest Year | Latest Year | Total Records |
|----------------------------------|-------------------------|---------------|-------------|---------------|
| <i>Bufo bufo</i>                 | Common Toad             | 2001          | 2013        | 2             |
| <i>Lissotriton vulgaris</i>      | Smooth Newt             | 2013          | 2013        | 2             |
| <i>Rana temporaria</i>           | Common Frog             | 2013          | 2021        | 4             |
| <i>Anser anser</i>               | Greylag Goose           | 2013          | 2013        | 1             |
| <i>Charadrius dubius</i>         | Little Ringed Plover    | 2011          | 2014        | 2             |
| <i>Falco peregrinus</i>          | Peregrine               | 2006          | 2021        | 2             |
| <i>Falco subbuteo</i>            | Hobby                   | 2013          | 2013        | 1             |
| <i>Regulus ignicapilla</i>       | Firecrest               | 2010          | 2010        | 1             |
| <i>Turdus iliacus</i>            | Redwing                 | 2013          | 2021        | 2             |
| <i>Turdus pilaris</i>            | Fieldfare               | 2013          | 2021        | 2             |
| <i>Hyacinthoides non-scripta</i> | Bluebell                | 2013          | 2019        | 3             |
| <i>Arvicola amphibius</i>        | Water Vole              | 2002          | 2020        | 8             |
| <i>Barbastella barbastellus</i>  | Barbastelle             | 2020          | 2020        | 1             |
| <i>Eptesicus serotinus</i>       | Serotine                | 2020          | 2020        | 1             |
| <i>Lutra lutra</i>               | Otter                   | 2019          | 2022        | 2             |
| <i>Meles meles</i>               | Badger                  | 2007          | 2022        | 32            |
| <i>Myotis species</i>            | Myotis Bat species      | 2013          | 2022        | 18            |
| <i>Myotis daubentonii</i>        | Daubenton's Bat         | 2020          | 2020        | 1             |
| <i>Myotis nattereri</i>          | Natterer's Bat          | 2020          | 2020        | 1             |
| <i>Nyctalus species</i>          | Nyctalus Bat species    | 2018          | 2022        | 12            |
| <i>Nyctalus leisleri</i>         | Leisler's Bat           | 2018          | 2022        | 11            |
| <i>Nyctalus noctula</i>          | Noctule                 | 2013          | 2022        | 23            |
| <i>Pipistrellus species</i>      | Pipistrelle Bat species | 2015          | 2022        | 2             |
| <i>Pipistrellus nathusii</i>     | Nathusius's Pipistrelle | 2020          | 2020        | 2             |
| <i>Pipistrellus pipistrellus</i> | Common Pipistrelle      | 2008          | 2022        | 33            |
| <i>Pipistrellus pygmaeus</i>     | Soprano Pipistrelle     | 2013          | 2022        | 25            |
| <i>Plecotus auritus</i>          | Brown Long-eared Bat    | 2013          | 2022        | 18            |

## **Weather Conditions during the UKHabs survey**

Weather conditions during the survey were cold, sunny and dry with good visibility.

## **Ecological Appraisal**

The application site comprised of a rectangular shaped plot containing a fire damaged bungalow, attached double garage, shed, small lawns, introduced shrubs, non-native ornamental hedgerow along the eastern boundary and non-native trees in the northern part of the garden and four trees along the southern boundary of the site which are protected by a site Tree Preservation Order. There is a non-permeable driveway and large parking area behind the building, non-permeable paving around the east, west and southern side of the building and two static caravans with storage areas and artificial grass have been sited to the north of the site.

The site is set on the eastern outskirts of the village of Barlestone, approximately 15km east of the city of Leicester. The site is adjacent to a mature tree lined road and is surrounded by arable and grazed agricultural land. A new housing development has been built in the former garden of the property. There are tree lined hedgerows leading out to the wider countryside.

## **Description of site using UKHabs Classification Codes**

### **Habitats**

#### **Urban: Built-up areas and gardens**

u1b – Developed land; sealed surface

u1b5 – Buildings

u1b6 – Other developed land

#### *Essential secondary codes:*

None

#### *Additional secondary codes:*

108 – Frequently mown

612 – Fence

828 – Vegetated garden

847 – Introduced shrub

853 – Mortared wall

Most of the site consists of buildings - a bungalow with attached double garage, tarmacked driveway and parking area, two static caravans, sealed paved areas and a wooden shed. The remainder of the site is vegetated garden dominated by frequently mown lawns and several beds consisting of introduced shrubs. People are active regularly on the site and dogs are present.

Four trees along the southern boundary of the site are large and very large in diameter and are protected within a wider area Tree Preservation Order. There are five trees in the northern part of the garden, four of which are non-native and one is a lime tree which has been heavily pruned back.

A wooden fence runs along the southern and western boundary of the site.

### **Hedgerows**

h2b – Non-native and ornamental hedgerow

A non-native hedgerow runs along the eastern boundary of the site. Two small sections of hedgerow run along the southern boundary of the site.

### **Fauna**

#### **Mammals – Bats**

The site provides little roosting opportunities for bats. The bungalow has been damaged by fire which has destroyed the roof structure. The roof was burnt from the garage but has been replaced with transparent plastic sheeting. There are many gaps around the edge of the garage however due to the roof material, the garage is very light inside. The shed showed no signs of bat roosting activity and a side window also results in the shed being light inside. The static caravans provide little roosting opportunities for bats. All buildings present on site have negligible potential suitability for roosting bats.

The trees in the northern end of the garden contained no potential roost features. The trees along the southern boundary did contain potential roost features and would require further surveys should they be removed (as well as complying with any tree preservation order requirements).

#### **Mammals – Badger**

There was very little opportunity for badger *Meles meles* to utilise the application site although they may be potentially present in the wider landscape.

The species could commute and forage freely across the grassland and build setts in fields, hedgerows and woodlands local to the site. The possibility of badger utilising the application site should not be discounted although no evidence was discovered during the survey.

#### **Common Nesting Birds**

Some of the surrounding landscape provides suitable habitat for nesting birds. At site and local level, the hedgerow, trees and garden shrubs would most likely be used for nesting between February and September (inclusive).

### Reptiles

Habitats on-site provided low optimal conditions for reptiles. No further reptile surveys are required.

### Amphibians

No aquatic waterbodies suitable for use by amphibians were present within the grounds of the application site. No further amphibian surveys are required.

### Hedgehogs

Hedgehog *Erinaceus europaeus* might use the local area, utilising nearby hedgerows, gardens and habitats onsite, such as scrub thickets, where it may commute, forage or shelter. However no evidence of hedgehogs was seen during the survey.

### Limitations

It was not possible to enter the bungalow due to the amount of fire damage. There were a lot of building materials and items stored within the gardens and along the buildings making it difficult to survey all areas.

## **4 RECOMMENDATIONS**

Bats may utilise the local area for commuting and foraging purposes (especially common and soprano pipistrelle, so inappropriate use of nocturnal lighting may cause them to seek alternative flight routes. As such, lighting mitigation must be considered and should involve shielding semi-natural habitats onsite along with the peripheral margins where bats were frequently observed. Where feasible, trees and other vegetative habitats should be retained for continued use by bats (note that trees have not been surveyed for bats. If they must be removed, they should be surveyed in the first instance). General good practice regarding use of nocturnal lighting is as follows:

- if external artificial lighting is required during or after the construction phase, a low-level/low lux lighting scheme should be implemented to avoid indirect disturbance to nocturnal animals that may utilise local habitats.
- during the construction phase, works will ideally not be carried out after dusk and should not commence until after dawn (it is also recommended that generators and machinery that emit significant noise levels are not left to run through the night).
- light spill should be controlled and if lighting is required at night, hooded shields should be fitted to prevent inappropriate light spill.

The possibility of badger using the application site should not be discounted, though it is important to note the application site is and has been for some time the garden of a residential property. The site is also surrounded by a busy road in and out of the village. Whilst the species may commute and forage over the grassland by night, sett creation within the boundaries is highly unlikely and no evidence of badger setts were found during the survey. No follow-up badger surveys are recommended.

Hedgehogs will commute through local gardens and often forage on lawns and other garden habitats. They are also known to take shelter in gardens, sometimes beneath rubble or in dense vegetation. The possibility of hedgehogs using the site should not be discounted and the species should be considered while development is taking place and after.

Ways to support local hedgehog populations would be to ensure appropriately sized hedgehog gaps are incorporated in the design of fences and gates (should they be installed in the garden). Consideration should be made so that in their commute, hedgehogs are able to pass freely through gardens and into the wider landscape without restrictions. A hedgehog friendly fence should have a gap measuring at least 130mm by 130mm in the gravel board. These gaps allow any hedgehogs to pass through but are they are too small for nearly all pets. At least one hedgehog friendly fence panel should be located on each side of a garden to provide unimpeded access. Almost all fencing materials can be made hedgehog friendly but may require DIY adaptations. Please note that some concrete gravel boards contain metal rods running along the length of the boards to provide strength and rigidity and cannot be cut. To overcome this, a gap can be left between the gravel board and post to provide the required gap.

The application site provides birds with some nesting opportunity, especially amongst the hedgerow and trees which could be used by a variety of species during the nesting season which typically runs between February and September (inclusive). Although no evidence of birds was found during the PEA, the possibility of birds using it for nesting should not be discounted.

Any works carried out during the bird nesting period may lead to individuals being disturbed and/or nest damage or death of chicks before they have gained independence. Any impacts to nesting birds would lead to a breach of current legislation.

In the event works are carried out between February and September (inclusive), it is recommended that a suitably qualified ecologist is appointed to carry out an inspection for nesting activity ahead of works commencing. Works should not be initiated until the ecologist has confirmed that no nesting birds exist within the area of impact. If an active nest is discovered, an exclusion zone should be established, and works must be halted in that area until the nest is no longer active. Works should not commence without confirmation from a suitably qualified ecologist that no nesting birds exist within the area of impact. Irrespective of the time of year, if any nesting birds are discovered on site, an area around the nest site will be protected from disturbance with a suitable fence (not HERAs fencing) that would include an appropriate buffer zone, as determined by the suitably qualified supervising ecologist. Work will then

be avoided in this area until the nest is no longer in use. Buffer zones in this respect will normally be 5m in diameter, and will be delineated by canes, cordon tape and signage.

In terms of best practice, where possible, it is advised that only building products to be used on the day are brought and stored on the site. If building products need to be stored onsite (e.g. overnight or for more than one day), they will be stored on pallets or retained in bags on pallets to ensure that refuges are not created that may attract animals. Building products should be placed on existing hard standing if possible. Additionally, all holes created during the construction period (e.g. to lay a concrete pad) will be filled in and finalised on the same day so as not to leave any pitfall traps. If this is unavoidable, they should be left with a sloping end or ramp to allow animals that may fall in to escape. Holes should also be covered over at night. Also, any pipes over 150mm in diameter should be capped off at night to prevent other animals from entering. Finally, any spoil resulting from excavations will either be spread and compacted within the area on the same day or be removed from the construction area on the same day. It will not be left in loose heaps overnight.

## **APPENDIX A: LEGISLATION SUMMARY**

### **Bats**

In England and Wales, bats and their roosts are protected under the Conservation of Species and Habitats Regulations 2017 (as amended) and the Wildlife & Countryside Act 1981 (as amended). Taken together, this legislation makes it an offence to:

- Deliberately capture (or take), injure or kill a bat
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of the animals to survive, breed, or nurture their young or likely to significantly affect the local distribution or abundance of the species whether in a roost or not
- Damage or destroy the breeding or resting place of a bat
- Possess a bat (alive or dead) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost
- Sell (or offer for sale) or exchange bats (alive or dead) or parts of bats

A roost is defined as being 'any structure or place that is used for shelter or protection' and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.

### **Birds**

All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while it is in use or being built
- Take or destroy the egg of any wild bird

Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

**APPENDIX B: MAPS & SITE PLANS**



**Figure 1: Site Location Map**

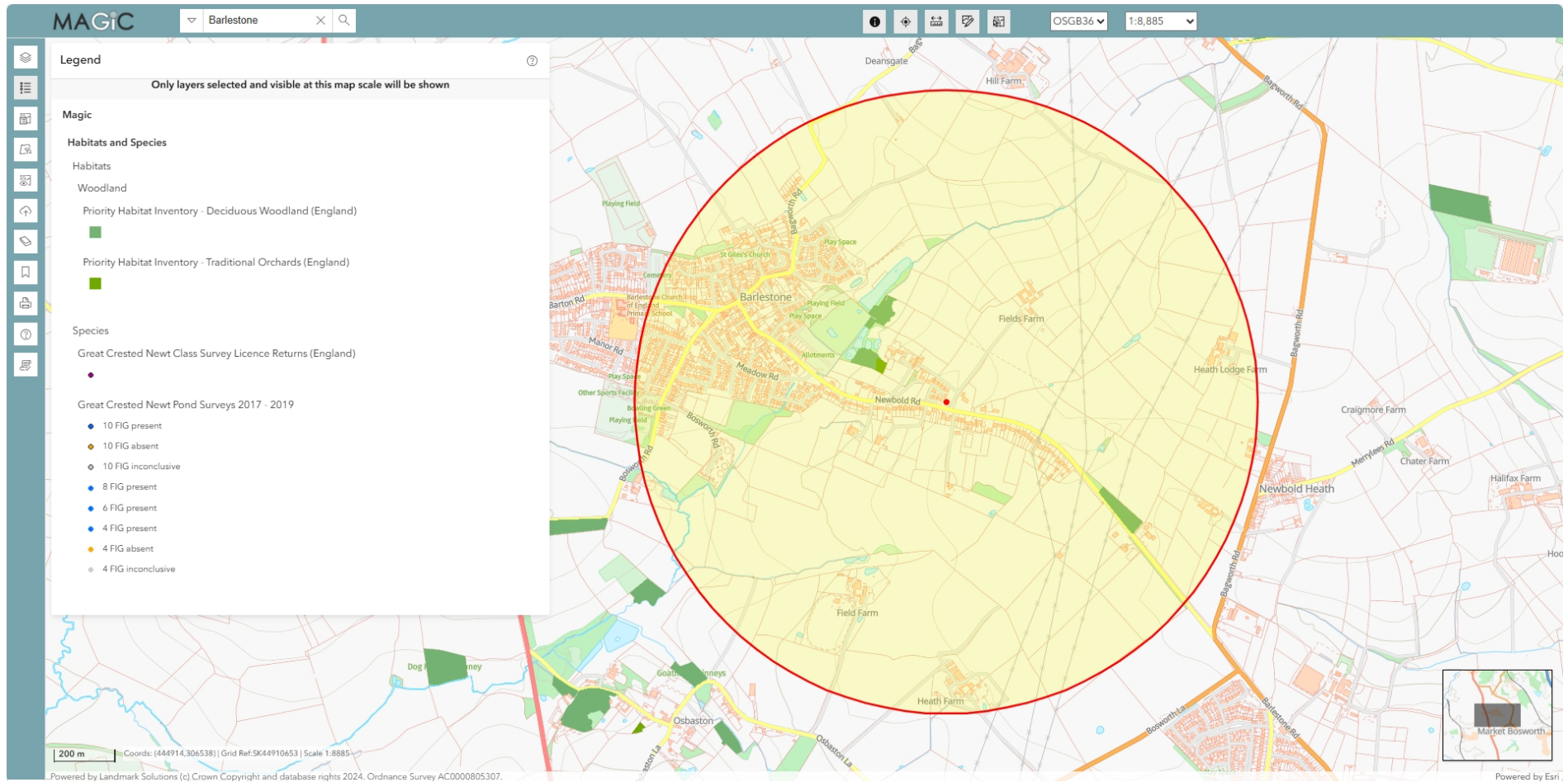


Figure 2: MAGIC map [accessed 10/12/2025]

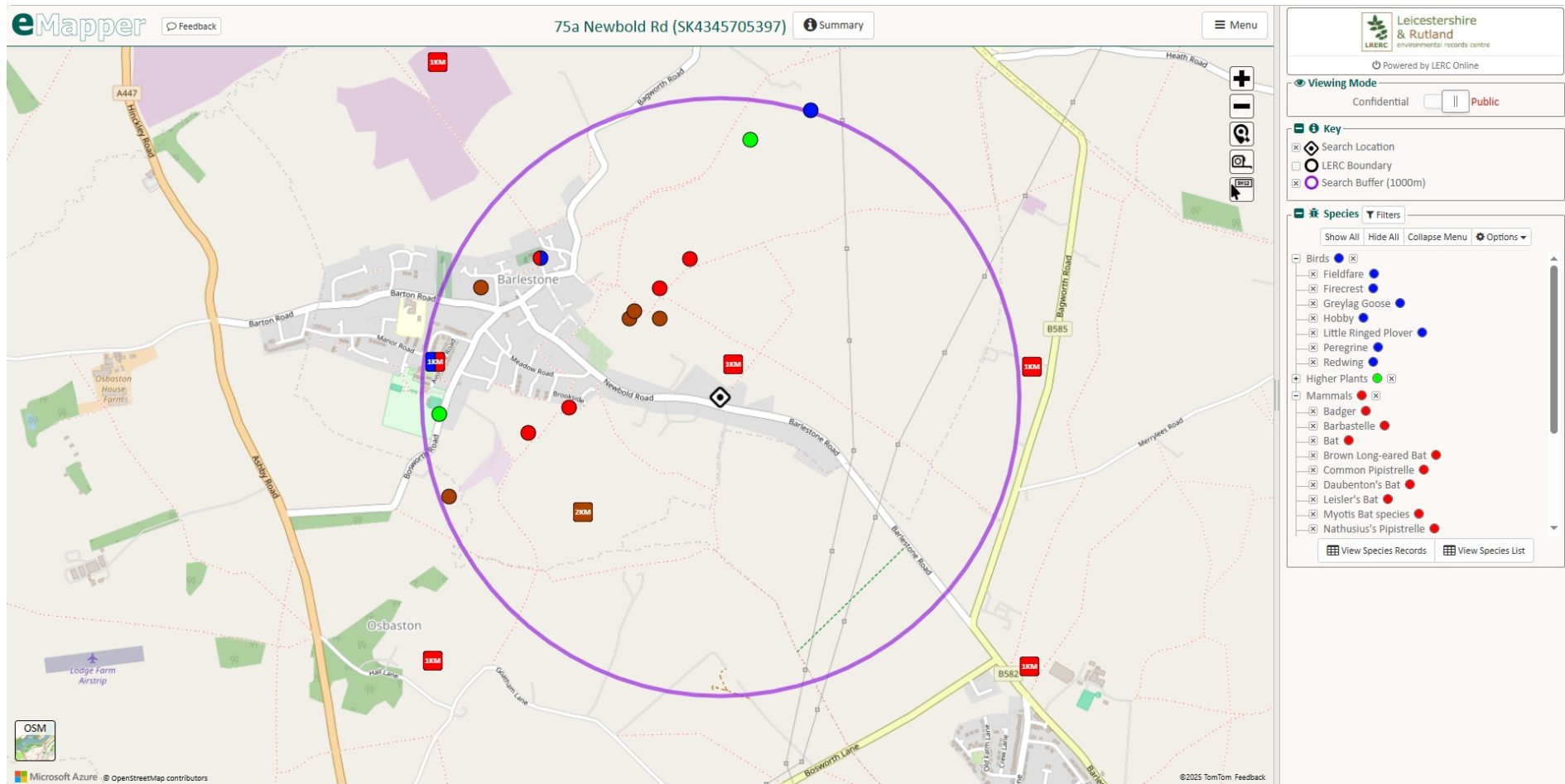
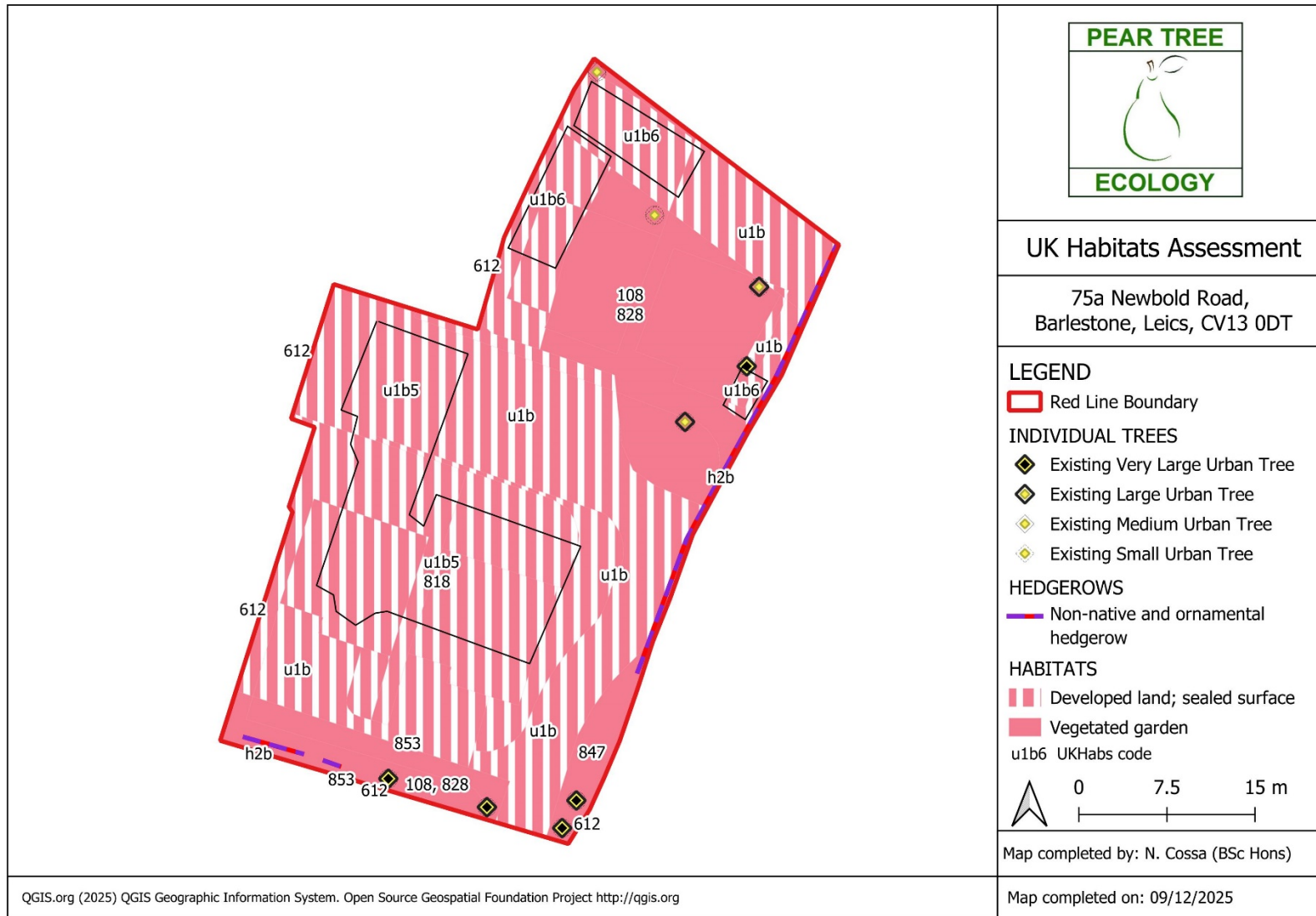


Figure 3: Protected Species Results map from LRERC [10/12/2025] Public records only



**Figure 4: UKHabs assessed Site Map (NOTE\* HABITATS MAY NOT BE PRECISELY MAPPED)**

**APPENDIX C: SITE IMAGES**



Photo 1: Bungalow taken from southern corner



Photo 2: Looking across front garden



Photo 3: Parking area in front of garage and bungalow



Photo 4: Eastern boundary hedgerow



Photo 5: Western side of site



Photo 6: Western side of site



Photo 7: Inside of property (taken through a window)



Photo 8: Inside of property (taken through a window)



Photo 9: Northern side of garage



Photo 10: Inside of garage – clear roof panels



Photo 11: Wooden shed



Photo 12: Inside shed – note window



Photo 13: T1 and PRFs



Photo 14: T2 and PRFs



Photo 15: T3 and PRFs



Photo 16: T4 and PRFs



Photo 17: T5

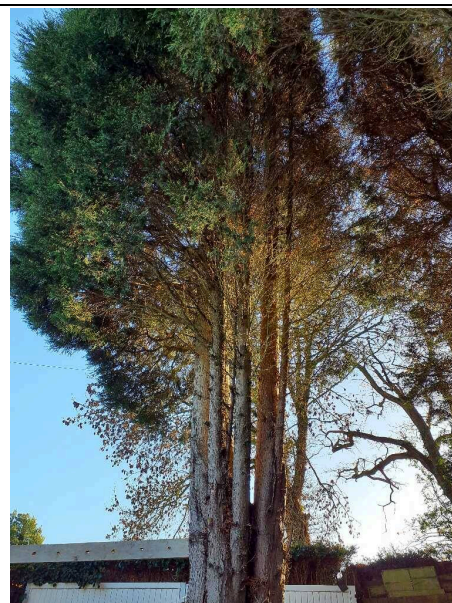


Photo 18: T6

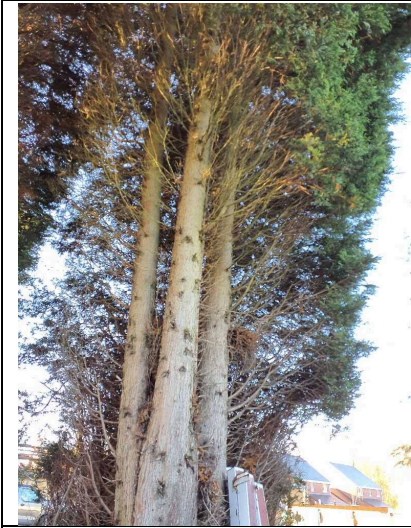


Photo 19: T7



Photo 20: T8



Photo 21: T9