



Site behind 42-44 Main Street, Carlton, CV13 0EZ
Preliminary Ecological Appraisal Report

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1. Summary

Table 1: Summary

Report Purpose	With reference to the development proposals and the applicable planning policy & legislation, the scope of the present report is to: - Identify key ecological constraints associated with the project. - Identify avoidance, mitigation or compensation measures likely to be required in accordance with the mitigation hierarchy. - Identify any additional surveys that may be required to inform the above. - Identify likely opportunities to deliver ecological enhancement.
Methodology	A desk study was carried out including a study of the UK Government MAGIC¹ website for designated sites of nature conservation, Natural England licensing, and the site in the context of habitat connectivity to the surrounding landscape. The field survey included a UKHab Habitat survey of the site, extended to consider protected species. One dusk emergence survey was carried out within the 2026 bat season. The survey was led by a suitably experienced ecologist with reference to best practice guidelines (Collins, 2023).
Key Notes	The building B1 was assessed as having low suitability for roosting bats. No emerging or re-entering bats were recorded during the emergence survey. The trees BT1 and BT2 were assessed as PRF-I. The site offered suitability for Eurasian badger <i>Meles meles</i>, European hedgehog <i>Erinaceus europaeus</i>, bats, reptiles, amphibians (including great crested newt <i>Triturus cristatus</i> (GCN)), and nesting birds. Wall cotoneaster <i>Cotoneaster horizontalis</i>, a Schedule 9 invasive non-native species (INNS), was present on site.
Conclusions	Recommendation 1 – GCN eDNA Survey: To further inform the impacts of the development on GCN due to the nearby ponds P1-P4 and the suitability of habitats on site, it is recommended that an assessment of eDNA of the ponds be carried out to establish the presence/likely absence of GCN. Alternatively, the GCN District Level Licensing scheme could be entered into. In this instance, further survey would not be required. Recommendation 2 – Pre-commencement Badger Survey: It is recommended that a pre-works badger walkover survey is carried out to

¹ Multi-agency Geographic Information for the Countryside: www.magic.gov.uk.

	ensure that no setts have been created within a 30m radius of the works area. • Recommendation 3 – Precautionary Methods During Works: Precautionary methods should be implemented during works to protect badger, hedgehog, amphibians, reptiles, bats, and nesting birds. Precautionary methods should be implemented during works prevent the spread of the wall cotoneaster on site. • Recommendation 4 – Artificial Lighting Mitigation: Bats are present in the wider area. Where lighting is required, this should be sympathetic to wildlife through the design of lighting observing the principles set out in guidelines from the Bat Conservation Trust (BCT) & Institution of Lighting Professionals (BCT & ILP, 2023). • Recommendation 5 – INNS removal: Due to the presence of wall cotoneaster on site, it is recommended that the removal of vegetation at this area is carried out under the supervision of an Ecological Clerk of Works (ECoW) via inclusion in a Precautionary Working Method Statement for the site. Soils containing the plant are classified as controlled waste and should be disposed of at licensed landfill.
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2. Introduction

Background

- 2.1. Elton Ecology Ltd was commissioned by DPM Services Ltd to conduct a Preliminary Ecological Appraisal (PEA) of the site known as Site behind 42-44 Main Street, Carlton, CV13 0EZ.
- 2.2. The Version One of the Preliminary Ecological Appraisal Report (PEAR) was prepared by Consultant Ecologist CJM² BSc (Hons), MSc, accredited agent on Natural England Bat Licence Reference Number: 2018-33647-CLS-CLS. CJM holds a Level 4 Botanical Society of Britain and Ireland (BSBI) Field Identification Skills Certificate, a Natural England Level 1 Great Crested Newt Licence (CL08) (reference number: 2024-12521-CL08-GCN), and is a Qualifying member of CIEEM. CJM has attended formal training in UKHab survey, Biodiversity Net Gain, and botanical species identification, and is experienced in undertaking ecology surveys, GIS mapping, and report writing.
- 2.3. The Version Two of Preliminary Ecological Appraisal Report (PEAR) was prepared by Seasonal Assistant Ecologist ROF BSc (Hons). ROF is trained and experiencing in assisting and undertaking ecology surveys, QGIS mapping, and report writing.

Site Description

- 2.4. The site comprises an area of grassland and scrub with disused buildings. The site is located behind 42-44 Main Street, Carlton CV13 0EZ (Figure 1: Site Location Plan) (central OS grid reference: SK 39744 05004).

Development Proposals

- 2.5. The development proposals include the demolition of the existing buildings and erection of a new dwelling with associated hard and soft landscaping.
- 2.6. Relevant documents used to inform the assessment include:
 - Site Location Plan (Centre Maps Live, 2017)
 - Existing and Proposed Site Plans (Drawing No. DPM936/01 rev C) (DPM Services Ltd, December 2025)
 - Proposed Detached Bungalow (Drawing No. DPM936/02 rev D) (DPM Services Ltd, December 2025)

Report Purpose and Scope

- 2.7. With reference to the Development Proposals, the purpose and scope of the present report is to:
 - Identify key ecological constraints associated with the project.
 - Identify avoidance, mitigation or compensation measures likely to be required in accordance with the mitigation hierarchy.
 - Identify any additional surveys that may be required to inform the above.
 - Identify likely opportunities to deliver ecological enhancement.

² Full personnel names available upon request.

Planning Policy and Legislation

- 2.8. A summary of biodiversity planning policies and wildlife legislation relevant to the site is provided in Appendix 1: Planning Policy and Legislation Summary. The relevant planning policy and legislation includes:
- National Planning Policy Framework (NPPF) 2024.
 - Government Circular ODPM 06/05 Biodiversity and Geological Conservation.
 - The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
 - The Wildlife and Countryside Act 1981 (as amended).
 - Natural Environment and Rural Communities (NERC) Act 2006 – Habitats and species of principal importance.
 - The Hedgerow Regulations 1997;
 - Protection of Badgers Act 1992; and
 - The Wild Mammals (Protection) Act 1996 (as amended).
- 2.9. The site is covered by the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (LNRS).

3. Methodology

Assessment

- 3.1. The present assessment has been carried out with reference to best practice guidelines for Preliminary Ecological Appraisal provided by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017).

Personnel

- 3.2. The Extended UKHab Habitat Survey and Preliminary Roost Assessment (PRA) was carried out by Consultant Ecologist CJM BSc (Hons), MSc, accredited agent on Natural England Bat Licence Reference Number: 2018-33647-CLS-CLS. CJM holds a Level 4 Botanical Society of Britain and Ireland (BSBI) Field Identification Skills Certificate, a Natural England Level 1 Great Crested Newt Licence (CL08) (reference number: 2025-81654-SCI-CL08), and is a Qualifying member of CIEEM. CJM has attended formal training in UKHab survey, Biodiversity Net Gain, and botanical species identification, and is experienced in undertaking ecology surveys, GIS mapping, and report writing.
- 3.3. Quality Assurance of the present report was undertaken by Consultant Ecologist EAM BSc (Hons), MSc. EAM is a Qualifying member of CIEEM, has attended formal training in UKHab survey and Biodiversity Net Gain, and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing. EAM holds a Level 3 Botanical Society of Britain and Ireland (BSBI) Field Identification Skills Certificate.

05/06/2026 Nocturnal Emergence Survey

- 3.4. The 05/06/2026 nocturnal emergence survey was lead by Seasonal Ecologist EC BSc (hons), MSc. EC is trained and experienced in undertaking and assisting nocturnal emergence surveys
- 3.5. The 05/06/2026 nocturnal emergence survey was assisted by Seasonal Ecologist HA BSc (Hons). HA is trained and experienced in undertaking and assisting nocturnal emergence surveys.

Desk Study

- 3.6. The sources of information and study areas of the desk study data are provided in Table 2.

Table 2: Desk study sources and areas

Feature		Study Area	Data Source	Date of Search
Designated sites of nature conservation	International (e.g. Special Area of Conservation, Special Protection Area, and Ramsar)	10 km radius of the site boundary	UK Government MAGIC ³ website	16/12/2025
	National (e.g. Site of Special Scientific Interest (SSSI), SSSI Impact Risk Zones (SSSI IRZ)), Local Nature Reserves,	5 km radius of the site boundary		

³ Multi-agency Geographic Information for the Countryside: www.magic.gov.uk.

Feature				Study Area	Data Source	Date of Search
	National Nature Reserves					
Granted Licences	Natural England		Mitigation	2 km radius of the site boundary	UK Government MAGIC website	
Natural Inventory	England	Ancient	Woodland	Site & 1 km radius of the site boundary		
Natural England Priority Habitat Inventory				Site & 1 km radius of the site boundary		
The site in the context of habitat connectivity to the surrounding landscape				2 km radius of the site boundary	Satellite and OS map data	
Relevant ecological information used to inform other planning applications				Site & surrounding area	LPA planning portal - Hinckley and Bosworth Borough Council	

3.7. This assessment has been informed by the following relevant ecology reports:

- Biodiversity Net Gain Statement (42-44 Main Street, Carlton, Rev A) (Alca Ecology Ltd, July 2025)

Field Survey

UKHab Habitat Survey

- 3.8. The UKHab Habitat survey was carried out on the 17th December 2025 and was extended to include an assessment for Natural Environment and Rural Communities Act (2006) Section 41 Habitats of Principal Importance (HPI) and of the sites potential to be used by protected or notable species as described below. The study area included the site boundary and a 30m radius for evidence of mobile protected species such as badger, access permitting. Weather conditions were appropriate for field survey with temperatures of 9°C, no rain, and good visibility.
- 3.9. The site was walked over, and botanical species lists of representative and notable plant species for each habitat type were recorded. Habitats were classified and mapped with reference to best practice guidelines from UKHab Ltd (2023). The nomenclature used for botanical species lists broadly follows that of Stace (2019). Protected or notable plant species were recorded where observed.

Amphibians (Including Great Crested Newt)

- 3.10. The habitats at the site were assessed for their suitability to support amphibians, including a search of the site for ponds and suitable terrestrial habitat. The desk study included a search of ponds within a 500m radius of the site.
- 3.11. The HSI was carried out with reference to Oldham *et al.* (2000), and as refined by ARG UK, (2010). The HSI provides a numerical index between 0 and 1, whereby 0 indicates unsuitable habitat and 1 indicates optimal habitat. Ten habitat variables 'Suitability Indices (SI)' are assessed, which are known to affect the suitability of a pond for the species, as follows:
- Geographic Location (SI₁)
 - Pond area (SI₂)
 - Permanence (SI₃)
 - Water Quality (SI₄)

- Shade (SI₅)
- Waterfowl (SI₆)
- Fish (SI₇)
- Pond Count (SI₈)
- Terrestrial habitat (SI₉)
- Macrophytes (SI₁₀)

3.12. The habitat variables are each assigned a numerical score. The HSI score is then a geometric mean of the ten suitability indices: $HSI = (SI_1 \times SI_2 \times SI_3 \times SI_4 \times SI_5 \times SI_6 \times SI_7 \times SI_8 \times SI_9 \times SI_{10})^{1/10}$

3.13. The HSI score result (i.e. the numerical index between 0 and 1) is categorised according to the pond suitability scale presented in Table 3.

Table 3: Pond Suitability Scale for Habitat Suitability Index (HSI)

HSI Score	Pond Suitability
<0.5	Poor
0.5-0.59	Below Average
0.6-0.69	Average
0.7-0.79	Good
>0.8	Excellent

3.14. There is a general positive correlation between HSI scores and GCN presence. HSI scores are useful as a guide, however this relationship is not sufficiently strong to determine GCN presence/ likely absence.

Badger

3.15. The badger walkover survey included a search for evidence of badger at the site, such as sett entrances (normally 25 to 35cm wide and shaped like a 'D' on its flat edge), large spoil heaps outside sett entrances, bedding, footprints, mammal paths, latrines, hairs, scratching posts, and signs of digging for food or 'snuffle holes'. The survey included a search of the site and 30m radius (access permitting) for badger setts.

Bats – Ground Level Tree Assessment

3.16. The preliminary Ground Level Tree Assessment (GLTA) was carried out with reference to best practice industry guidelines (Collins, 2023). The study area included all trees within the survey area.

3.17. The survey included a surveyor assessing the tree(s) from ground level aided by binoculars, noting potential bat entry/exit points, potential roosting features (PRFs), and any evidence of bats. The trees were graded for their suitability to support roosting bats, which will inform the need for further survey effort, if required, such as a potential roost feature (PRF) inspection via rope and harness access and/or nocturnal survey.

3.18. The suitability of the trees for roosting bats was then categorised with reference to best practice industry guidelines (Collins, 2023) (Table 4) as either none, further assessment required (FAR), potential roosting features present for individual bats (PRF-I), or potential roosting features present for multiple bats (PRF-M), which informs the need for further survey effort to establish the presence/ likely absence of roosting bats.

Table 4: Guidelines for Assessing the Potential Bat Roosting Suitability of Trees (Adapted from Collins, (2023))

Suitability	Description of Trees
None	No features likely to be used by roosting bats or highly unlikely features are present. An absence of accessible voids, cracks and crevices.
FAR	Further assessment is required to determine if features likely to be used by roosting bats are present.
PRF-I	The PRF is suitable for individual or small numbers of bats due to lack of size or suitable surrounding landscape.
PRF-M	The PRF is suitable for multiple bats and may be used by a maternity colony.

Bats - Preliminary Roost Assessment

- 3.19. The Preliminary Roost Assessment (PRA) was carried out on the 17th December 2025 with reference to best practice guidelines (Collins, 2023).
- 3.20. The survey involved a Natural England bat licenced surveyor making a detailed external and internal inspection of the building(s) on-site, compiling information on potential bat entry/exit points, roosting features, and any evidence of bats found (such as actual bat sightings, droppings, urine staining and fur-oil staining). The nomenclature used for bat species lists broadly follows that of Dietz and Kiefer (2018).
- 3.21. The PRA was aided as required by binoculars, a high-powered torch, and an endoscope to view features on the building and/ or search accessible cracks and crevices for the presence of bats where required.
- 3.22. The suitability of the building(s) for roosting bats was categorised with reference to best practice industry guidelines (Collins, 2023) (Table 5: Guidelines for Assessing the Potential Bat Roosting Suitability of Structures and Trees) as either negligible, low, moderate, or high. Suitability grading of buildings requires consideration of the potential roosting features on the building within the context of the suitability of the surrounding landscape to support commuting and foraging bats.

Table 5: Guidelines for Assessing the Potential Bat Suitability of Structures and Habitats (Adapted from Collins, (2023))

Suitability	Description of Roosting Habitats	Commuting and Foraging Habitats
Negligible	Negligible features likely to be used by roosting bats. An absence of accessible voids, cracks and crevices.	Negligible features likely to be used by commuting or foraging bats. A lack of landscape habitat features.
Low	A structure or tree with a potential roost site which could be used by individual bats, which does not provide enough space, shelter, protection, or appropriate conditions (i.e. temperature, humidity, height above ground level, light levels, disturbance) or suitable surrounding habitat to be used on a regular basis by larger numbers of bats.	Habitat that could be used by small numbers of commuting bats such as a hedgerow with gaps or unvegetated stream, but isolated (i.e. not very well connected to the surrounding landscape by habitat). Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.

Suitability	Description of Roosting Habitats	Commuting and Foraging Habitats
Moderate	A structure or tree with a potential roost site that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but is unlikely to support a roost of high conservation status (such as a maternity colony).	Continuous habitat connected to the wider landscape that could be used by commuting bats such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat.	Continuous high-quality habitat that is well connected to the wider landscape likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees, and woodland edge. Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Sites which are close to and connected to known roosts.

Bats – Commuting and Foraging

- 3.23. With reference to Table 5, an assessment of the habitats at the site to support commuting and foraging bats was made, within the context of habitat connectivity to features in the wider landscape. The site was assessed as either negligible, low, moderate, or high suitability for commuting and foraging bats.

Emergence Survey

- 3.24. The survey was carried out with reference to best practice guidelines (Collins, 2023). The surveyors were positioned to view the potential bat exit/ entry points on the building, with an objective to identify any bats emerging from/ re-entering the building. Surveyor locations are presented on Figure 5 Surveyor Location Plan.
- 3.25. Night vision aids (NVAs) were used during the surveys. The emergence surveys were aided by Nightfox Nova professional video cameras in Infrared Mode. Video footage was recorded to an SD card, which was later subject to desktop analysis. All ecologists using NVAs were trained and competent to do so.
- 3.26. Surveyors noted bats seen and/or echolocation heard recording the time, location, number of bats, behaviour, flight path, and species (where possible). Each surveyor was assisted with a Wildlife Acoustics Echo Meter Touch 2 bat detector, recording bat echolocation calls which were later subject to desktop analysis via the Kaleidoscope analysis software.
- 3.27. One bat registration is defined as an echolocating bat triggering one up to 15 second recording event by the detector, which generates a single file output. Bat registrations are an indicator of bat activity and not a measure of the number of individual bats present. For example, 10 separate bat registrations may be ten individual bats passing the detector, or one bat passing the detector ten times, or a mixture of both scenarios.
- 3.28. The nocturnal bat survey timings and weather conditions are presented in Tables 6 & 7.

Table 6: Nocturnal Bat Survey Occasions Summary

Date	Building	Dusk/ Dawn	Sunrise/ Sunset	Start Time	End Time
05/06/2026	B1	Dusk	21:32	21:08	23:23

Table 7: Nocturnal Bat Survey Weather Conditions

Date	Building	Dusk/ Dawn	Air Temperature (°C) (Start/ End)	Cloud Cover (%) (Start/ End)	Wind (Beaufort) (Start/ End)	Rain (Start/ End)
05/06/2026	B1	Dusk	13/12	90/80	2/3	N/N

Nesting Birds

- 3.29. An assessment of the habitats on site to support nesting birds was made, and the site was searched where accessible for active or historical bird nests. Any sightings of bird nesting behaviour associated with the site was also noted.

Hazel Dormouse

- 3.30. An assessment of the suitability of the habitats at the site to support hazel dormouse *Muscardinus avellanarius* was made with reference to Bullion *et al.* (2025), and any incidental sightings of dormouse evidence recorded where encountered.

Terrestrial Invertebrates

- 3.31. An assessment was made of the suitability of the habitats at the site to support notable assemblages of invertebrates, such as vegetation structure, vegetation species diversity, deadwood, and host plants/ animals.

Reptiles

- 3.32. An assessment was made of the suitability of the habitats at the site for reptiles. Optimal habitat for reptiles includes rough grassland, moorland, heathland, woodland and scrub, sub-urban areas such as railway embankments, golf courses and allotments, and sympathetically managed farmland. Favourable features for reptiles include sunny south facing banks for basking, ecotones such as the transition between grassland and scrub, and hibernacula such as stone, log, and brash piles.

Otter

- 3.33. An assessment of the habitats at the site to support otter *Lutra lutra* was made, and a search for evidence of otter carried out with reference to Chanin (2003a), Chanin (2003b) and Chanin (2005).

Water Vole

- 3.34. With reference to Dean *et al.* (2016), Strachan *et al.* (2011), and Natural England (2008) an initial assessment of the habitats at site was carried out for the suitability to support water vole *Arvicola amphibius* during the Extended UKHab Habitat Survey.

Fish

- 3.35. An initial assessment of the habitats at site was carried out for the suitability to support notable fish species during the Extended UKHab Habitat Survey, such as presence of suitable watercourses and waterbodies.

Aquatic Invertebrates (including White-clawed Crayfish)

- 3.36. With reference to Peay (2002), Peay (2003), and Holdich (2003) an initial assessment of the suitability of habitats present at the site to support white clawed crayfish *Austropotamobius pallipes* was undertaken during the Extended UKHab Habitat Survey.

Other Mammals

- 3.37. An assessment of the site to support other mammals including brown hare *Lepus europaeus*, harvest mouse *Micromys minutus*, and hedgehog was also made.

Invasive Species

- 3.38. Invasive plant species such as those listed on Schedule 9 of the Wildlife and Countryside Act 1981 (As Amended) were recorded where encountered during the UKHab Habitat survey.

Limitations

- 3.39. It must be noted that survey effort has been made to provide detailed descriptions of the site within the context of potential usage by protected species, however a fully comprehensive assessment and prediction of natural factors cannot be made. The protected species assessment provides a professional view of the likelihood of such species being present and cannot be taken as a definitive presence or absence of the same. Systematic presence/ likely absence surveys for such species, which typically require multiple survey visits, have not been undertaken and are outside of the scope of Preliminary Ecological Appraisal. Such surveys are recommended in the present report if considered proportionate to the potential ecological impacts of the development proposals.
- 3.40. A full search of crevices and cavities on buildings typically cannot be made without specialist access equipment and in most cases intrusive works, and therefore accessible areas only have been searched for evidence of protected species and a negative result of evidence does not conclusively equate to absence of such species which may occupy inaccessible crevices on the building. However, provided any recommended nocturnal emergence/ re-entry bat survey(s) are undertaken, this is not considered a significant limitation to assessing the presence/ likely absence of roosting bats at the site.
- 3.41. Third party desk study data is not exhaustive, and an absence or a negative result of a species does not indicate the absence of protected species from the site/ search area.
- 3.42. The UKHab Habitat survey was undertaken outside of the optimal survey period of April to October. However, species identification of plants present outside of the optimal period is typically still possible based on the vegetative characteristics. Where additional surveys during the optimal period are required to assess the habitat type present, these are recommended.
- 3.43. A proportionate effort was applied to the desk study when identifying ponds within a 500m radius of the site. However, ponds which do not appear on ordnance survey maps, or those under tree cover, may not have been recorded via the desk study search. This includes small ornamental garden ponds. It is considered that this limitation would not significantly impact the assessment of habitat suitability for GCN within the wider landscape, and that the majority of significant and permanent water bodies are likely to have been recorded.

- 3.44. Due to the extensive vegetation growth on the building B1, the presence of potential roosting locations cannot be discounted. However, due to the recommendations included within this report, this limitation is not considered significant.
- 3.45. An HSI assessment was not carried out on ponds P3-P4 due to the ponds being inaccessible at the time of survey. Due to the recommendations within this report, this limitation is not considered significant.
- 3.46. Where bat calls were recorded, bat calls were where possible identified to species level with reference to guidance texts and bat call libraries (Russ, 2012), (Barataud, 2015), however due to overlapping characteristics in echolocation between species in some instances identification was possible to genus level only (e.g., *Myotis*, *Plecotus*, *Nyctalus*, *Pipistrellus*). Furthermore, in some cases, calls may only be placed into a group of genera (e.g., *Nyctalus*/*Eptesicus* species).
- 3.47. All dimensions, locations and distances provided are approximate.

4. Results

Desk Study

Surrounding Landscape

- 4.1. The surrounding landscape is primarily rural (Figure 2: Surrounding Landscape Plan).
- 4.2. Habitat features favourable to ecology in the wider landscape include arable and pasture grazed fields, waterbodies and woodland blocks connected via treelines, hedgerows and watercourses. The Ashby-de-la-Zouch Canal is located approximately 1.1km southwest of the survey site.
- 4.3. Landscape features which may limit habitat quality and connectivity include hard standing, artificial lighting and disturbance in the village of Carlton and its associated infrastructure.

Statutory Designated Sites

- 4.4. The site does not form part of an international or national designated site for nature conservation.
- 4.5. A summary of designated sites identified via the desk study are presented in Table 6 below.

Table 8: Summary of Statutory Designated Sites

Site Name	Designation	Description/ Reasons Designation	Main for	Distance & Direction from Site
Ashby Canal	SSSI	Eutrophic standing water body which supports communities of aquatic and emergent plants, and invertebrates representative of the English Lowlands.		1.3km SW
Newton Burgoland Marshes	SSSI	Alluvial grassland and marsh representative of the habitat in Central and Eastern England.		3.6km NW
River Mease	SAC	Inland water body comprising standing and running water.		7.8km NW

- 4.6. The site lies within a Site of Special Scientific Interest Impact Risk Zone (SSSI IRZ), requiring the Local Planning Authority to consult with Natural England on any risks which may affect the SSSI sites as a result of certain development types. However, the current development type is not listed in the SSSI IRZ citation as requiring consultation.

Priority Habitats and Ancient Woodland

- 4.7. No priority habitats were noted on site via the desk study.

4.8. No areas of ancient woodland were identified within the search radius via the desk study.

4.9. A summary of priority habitats identified via the desk study are presented in Table 7 below.

Table 9: Summary of Priority Habitats

Habitat type	Distance & Direction of Closest Priority Habitat Type from Site
Deciduous woodland	0.2km SE

Relevant Ecological Information Used to Inform Other Planning Applications

4.10. A summary of relevant ecological information identified via the desk study is presented in Table 8 below.

Table 10: Summary of Relevant Ecological Information

Ecological Information	Summary
Planning Application Number: 23/00934/CONDIT Report of Ecology and Protected Species Surveys (Report Ref: TS 2022/07/671) (Tim Smith, September 2022).	Commissioned report included LERC record of GCN at a pond approximately 0.2km northeast of the survey site in 2009. It was noted that the pond did not appear on satellite or other maps and was considered likely to be a small garden pond. The above pond was located approximately 0.18km northeast of the site the present report relates to.

Field Survey

UKHab Habitat Survey

4.11. The habitats recorded at the survey site during the UKHab Habitat survey are presented in Table 9 and mapped on Figure 3: UKHab Habitat Plan.

Table 11: UKHab Habitat Assessment Results

UKHab Primary Code	Habitat Type	UKHab Secondary Code	Description	(NERC) Act 2006 HPI*	Habitat of Local Importance	Photograph Ref No. (Appendix 2: Photographs)
g4	Modified grassland		Modified grassland with a varied sward height between 5cm-30cm and an average of 4 species per m ² was present throughout the site. Wood and refuse piles were present throughout this habitat with evidence of recent disturbance. Species present included abundant Yorkshire-fog <i>Holcus lanatus</i> , frequent cock's-foot <i>Dactylis glomerata</i> , fescue <i>Festuca sp.</i> , and white clover <i>Trifolium repens</i> , occasional bramble <i>Rubus fruticosus agg.</i> , willowherb <i>Epilobium sp.</i> , dandelion <i>Taraxacum officinale agg.</i> , ribwort plantain <i>Plantago lanceolata</i> , black medick <i>Medicago lupulina</i> , and creeping buttercup <i>Ranunculus repens</i> , and rarely present teasel <i>Dipsacus fullonum</i> and male fern <i>Dryopteris sp.</i> One cypress <i>Cupressus sp.</i> and one conifer tree were present in the north of this habitat. Wall cotoneaster, an INNS was rarely present in this habitat.	No	No	1-2
h3d	Bramble scrub		Areas of bramble scrub were present throughout the site. Species present included dominant bramble, frequent willowherb, occasional blackthorn <i>Prunus spinosa</i> and common nettle <i>Urtica dioica</i> , rarely present male fern, ribwort plantain, sumac <i>Rhus sp.</i> , and Pampas grass <i>Cortaderia selloana</i> , and locally dominant ivy <i>Hedera helix</i> . One conifer tree was present in the north of this habitat.	No	No	3-4
u1b5	Buildings		Three buildings were present on site. For full details, see Table 11: Preliminary Roost Assessment.	No	No	5-13
u1b6	Other developed land		Two areas of hardstanding were present in the north and east of the site.	No	No	14
u1e	Built linear features	612 - fence	A series of wooden fences were present at the site boundaries.	No	No	14

*Natural Environment and Rural Communities Act (2006) Section 41 Habitat of Principal Importance (HPI). As defined with reference to habitat descriptions provided in Maddock, A. (ed) (2011).

Protected/ Notable Species

- 4.12. The results of the protected/ notable species assessment undertaken during the Extended UKHab Habitat Survey are provided in Table 10 overleaf.
- 4.13. A summary of desk study results is also provided in Table 10.

Table 12: Protected/ Notable Species Assessment

Species/ Species Group	Desk Study	Evidence Observed During Extended UKHab Habitat Survey	Suitability of Habitats Present
Amphibians (including great crested newt)	No records of Previous Granted Mitigation Licence records related to GCN were noted within a 2km radius of the survey site via the desk study. No records of Great Crested Newt Class Survey Licence Returns were noted within a 2km radius of the survey site via the desk study. No records of Great Crested Newt Pond Surveys 2017 – 2019 were noted within a 2km radius of the survey site via the desk study.	No evidence observed.	During the desk study, four ponds were identified as present within a 500m radius of the site. No ponds were identified on site during the site walkover survey. Pond P1 related to the rural pond located approximately 160m south of the site. Pond P2 related to the rural pond located approximately 170m southeast of the site. Pond P3 related to the rural pond located approximately 250m northeast of the site. Pond P4 related to the rural pond located approximately 325m northeast of the site. Access to ponds P3 and P4 were not available at the time of survey and therefore no HSI assessments were carried out. See Table 12 for a summary of Habitat Suitability Index Results. The terrestrial habitat on site offered suitable habitat for amphibians, including grassland, dense scrub, wood piles, and refuse piles located throughout the site (Appendix 2: Photographs, Photo 15).
Badger	N/A	Two mammal squeezes potentially attributable to badger were observed under building B2b, located at target note TN1 (Figure 3: UKHab Habitat Plan, Appendix 2: Photographs, Photo 16).	The site offered suitable commuting and foraging habitat for badger including grassland and dense scrub. The site offered limited sett building habitat for badger including areas of modified grassland and bramble scrub.
Bats – GLTA	One Previous Granted Mitigation Licence record relating to bats was noted within a 2km radius of the survey site via the desk study. The licence allowed for the destruction of a non-breeding resting place for common pipistrelle <i>Pipistrellus pipistrellus</i> at a location approximately 1.9km south of the survey site, dated between 2010 and 2011.	No evidence observed.	Two trees with PRFs were noted during the survey. Trees BT1 and BT2 related to conifers in the north of the site with ivy cover on the main stem. The trees were assessed as PRF-I (Figure 3: UKHab Habitat Plan, Appendix 2: Photographs, Photos 17-18).
Bats - PRA		No evidence observed.	Three buildings were present on site. For full details of the Preliminary Roost Assessment, see Table 11.
Bats – commuting and foraging		No evidence observed.	The site offered moderate suitability for commuting and foraging bats, comprising grassland and bramble scrub with immediate access to suitable habitat in the surrounding landscape.
Birds	N/A	No evidence observed.	The trees, buildings, and dense scrub on site offered suitable nesting habitat for a range of bird species.
Hazel dormouse	The site is outside of the known distribution area for hazel dormouse. This species is not considered further.		
Fish, otter, water vole, and aquatic invertebrates (including white-clawed crayfish)	Due to the lack of suitable watercourses and waterbodies present on site and in the surrounding landscape, these species are not considered further.		
Terrestrial invertebrates	N/A	No evidence observed.	The site offered common or widespread habitats that were considered unlikely to support notable invertebrate populations. These species are not considered further.
Reptiles	N/A	No evidence observed.	The site offered suitable habitat for reptiles, including modified grassland, dense scrub, wood piles, and refuse piles.
Other Mammals (including brown hare, harvest mouse, and hedgehog)	N/A	No evidence observed.	The site offered suitable habitat for hedgehog in the form of modified grassland, dense scrub, and hibernacula including wood piles, and refuse piles.

Invasive species	N/A	Wall cotoneaster, an INNS, was present in the north of the site at target note TN2 (Figure 3: UKHab Habitat Plan, Appendix 2: Photographs, Photo 19).	N/A
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Table 13: Preliminary Roost Assessment Results

Building Reference Number***	Building Description	Suitable Bat Access Points & Potential Roosting Locations	Evidence of Bats Recorded	Suitability Grading	Photograph Ref No. (Appendix 2: Photographs)
B1	Building B1 related to the single-storey derelict garage building in the east of the site and was approximately 9m in length, 4m in width and height at the gable apex. The walls comprised brick and no remaining roof was present. An open garage doorway was present on the west elevation and dense bramble and ivy growth was present on the walls and internally, limiting internal access.	Suitable bat access points included through the open roof and open garage doorway on the west elevation. Potential roosting locations included in gaps in the mortar on the east elevation of the western gable wall, and between the building and the ivy. Due to the extensive bramble and ivy growth limiting vision and internal access, further potential roosting locations cannot be discounted.	No evidence observed.	Low	5-7
B2a	Building B2a related to the single-storey storage building in the west of the site and was approximately 8m in length, 5m in width, and 3.5m in height. The flat roof and walls comprised composite material and ivy growth was present on the northeast of the building. The north elevation was open and the building was connected to building B2b on the south elevation. Internally, the building was open to the flat roof and the roof structure comprised metal beams with no lining present. Light and weather ingress were present throughout. Internal access to building B2b was present in the south of this building.	Suitable bat access points included via the open north elevation and through gaps in the composite material walls and roof throughout. No potential roosting locations were observed.	No evidence observed.	Negligible	8-10
B2b	Building B2b related to the single-storey, semi-cylindrical storage building in the southwest of the site and was approximately 8m in length, 4.5m in width, and 2.5m in height. The building comprised corrugated composite material with timber walls at the north and south elevations. The building was connected to building B2a on the north elevation and encroaching bramble and ivy cover from the adjacent bramble scrub was observed. Internally, no loft void or lining were present. Light spill was observed via the holes on the south and east elevations and through the open door to building B2a in the north elevation.	Suitable bat access points included via the holes in the south and east elevations, and through the open door in the north elevation. No potential roosting locations were observed.	No evidence observed.	Negligible	10-12
B3	Building B3 related to the building in the north of the site and was approximately 3m in length, and 2m in width and height respectively. The brick-built building was entirely covered with dense bramble and ivy cover.	No suitable bat access points or roosting locations were observed.	No evidence observed.	Negligible	13

***See Figure 3: UKHab Habitat Plan for building reference numbers.

4.14. The results of the HSI assessment of ponds on site and within a 500m radius of the site are presented Table 12 below. See Appendix 3 for the full breakdown of the HSI assessment.

Table 14: Summary of Habitat Suitability Index Results

Pond Number**	Distance From Site	HSI Score	HSI Result	Description	Photo Ref
P1	160m S	0.76	Good	Rural pond	20
P2	170m SE	0.72	Good	Rural pond	21

**See Figure 4: Pond Plan for pond reference numbers.

Emergence Survey

4.15. The results of the emergence surveys are presented in Table 12, overleaf.

Table 15: Emergence Survey Results

Building Ref	Date	Sunset time	Emerging/ Re-Entering Bats Recorded	Other Bat Activity Summary	NVA/surveyor location Photographs
B1	05/06/2026	21:32	No emerging/re-entering bats were observed during the survey	The first bat recorded was a common pipistrelle <i>Pipistrellus pipistrellus</i>, which was seen by surveyor commuting west of the building from north to south at 21:46, 14 minutes after sunset. Following the first recording, constant activity of common pipistrelle was recorded by surveyor and heard by detector between 21:46 and 22:42, individuals were observed commuting and foraging surrounding the building, with a peak count of one individual. Other bat activity included two passes of Soprano pipistrelle <i>Pipistrellus pygmaeus</i>, between 21:47 and 22:22. The bats were heard on the detector but not seen via surveyor or NVA and, therefore assumed to not relate to building B1. One pass of a Noctule, <i>Nyctalus noctule</i>, was observed during the survey, at 22:19, commuting south of B1. Multiple passes of noctule were heard on the detector but not seen via surveyor or NVA between 21:20 and 22:20 and, therefore assumed to not relate to building B1. Multiple passes of Daubenton's Myotis, <i>Myotis daubentoniid</i>, were heard on the detector but not seen by surveyor or NVA during the survey, from 23:09 to 23:39.	  

5. Ecological Constraints & Opportunities

- 5.1. The ecological constraints and opportunities, and recommendations for avoidance, mitigation, or further survey (where required) are provided in Table 13 overleaf.

Table 16: Ecological Constraints & Opportunities

Ecological Feature	Potential Ecological Impact & Level of Constraint	Potential Avoidance, Mitigation and/or Compensation Measures	Further Survey Required to Inform an Ecological Impact Assessment
Statutory Designated Sites	It is considered that the development will not adversely impact on the designated sites for nature conservation identified in the desk study, due the distance between the designated sites and the development site, and the small scale of the works proposed.	N/A	No further surveys required.
Priority habitats	The National Planning Policy Framework 2024 sets out that: <i>'192. To protect and enhance biodiversity and geodiversity, plans should:</i> <i>[...] b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species [...].'</i> The NPPF 2024 defines Priority Habitats and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006. No Priority Habitats were identified on site.	N/A	No further surveys required.
Habitats (general)	The remaining habitats on site are considered to be common and widespread habitats of low conservation importance. However, cumulatively these habitats have local conservation value taken as the biodiversity value of the site. The development will result in the loss of existing grassland and bramble scrub habitats.	Retained trees should be protected via exclusion zones during works with reference to <i>British Standard (BS 5837:2012): Trees in Relation to Design, Demolition and Construction – Recommendations</i> .	No further surveys required.
Badgers	Badgers are afforded legal protection under the Protection of Badgers Act 1992. Two mammal squeezes potentially attributable to badger were observed on site. There will be some removal of suitable badger habitat on site to facilitate the proposed works, including the removal of areas of grassland and dense scrub.	Precautionary methods should be implemented during works to protect foraging and commuting badger. Foundation ditches and other ditches, excavations, or trenches, which can be hazardous to badgers, should be closed overnight or fitted with roughened sloping boards or steps to allow animals to escape should they become trapped. Concrete should not be left unset overnight, or suitable barriers erected to prevent animals accessing the concrete. Pipework with a diameter greater than 120mm should have the ends closed off overnight to prevent entrapment.	It is recommended that a pre-works badger walkover survey is carried out to ensure that no setts have been created within a 30m radius of the works area.
Birds	Nesting birds are afforded legal protection under the Wildlife and Countryside Act 1981 (as amended). There will be removal of suitable nesting bird habitat on site to facilitate the proposed works, including the removal of buildings, trees, and bramble scrub.	Where works affecting nesting bird habitat on site cannot avoid the nesting bird season of March to August (inclusive) and September in mild years, the habitat to be subject to works should be surveyed for nesting birds immediately prior to removal by a suitably qualified ecologist. If nesting birds are recorded, a suitable buffer zone should be defined by the ecologist and implemented until the ecologist confirms the chicks have fledged. If species identification is possible, this can be used to inform the typical egg incubation and fledging period, giving an indication of an appropriate time for re-survey to confirm fledging.	No further surveys required.

Ecological Feature	Potential Ecological Impact & Level of Constraint	Potential Avoidance, Mitigation and/or Compensation Measures	Further Survey Required to Inform an Ecological Impact Assessment
Bats	Bats are a fully protected European Protected Species (EPS) under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). The development proposals include the demolition of the existing buildings and the removal of the trees BT1 and BT2, which may result in harm or disturbance caused to any bats or bat roosts which may be present on site.	The buildings B2a, B2b, and B3 were assessed as having negligible bat roosting suitability, with reference to best practice survey guidelines (Collins, 2023), the likely absence of roosting bats within the buildings can be assumed and no further survey is required of these buildings. Due to the legislation and planning afforded to bats, and the results of the PRA having assessed building B1 as having low bat roosting suitability, with reference to best practice survey guidelines (Collins, 2023), one emergence survey was carried out on the building <u>during which no emerging/re-entering bats were recorded</u>. Therefore, with reference to best practice survey guidelines (Collins, 2023), the likely absence of roosting bats within the building B1 can be assumed. Trees BT1 and BT2 were assessed as PRF-I and with reference to best practice guidelines (Collins, 2023). The felling of any PRF-I trees (BT1-BT2) could be carried out under a precautionary working method statement for roosting bats under the supervision of a suitably qualified ecologist in accordance with Reason and Wray (2023). Due to the presence of bats in the wider area as highlighted by the desk study, and the suitability of the habitat for commuting and foraging bats, the impacts from external artificial lighting on the site and on adjacent habitats should be avoided. Where lighting is required, both during construction works and post-development, this should be sympathetic to wildlife through the design of lighting observing the principles set out in guidelines from the Bat Conservation Trust (BCT) & Institution of Lighting Professionals (BCT & ILP, 2023).	.No further surveys required.
Amphibians (including GCN) and Reptiles	GCN are fully protected as a European Protected Species (EPS) under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). Reptiles are partially protected under the Wildlife and Countryside Act 1981 (as amended), protecting them from killing or injury. There will be some removal of suitable GCN, amphibian, and reptile habitat on site to facilitate the proposed works, comprising the removal of areas of dense scrub, and refuse and wood piles. Using the Risk Assessment Tool provided within the Natural England Method Statement Template (Table 14 overleaf), on a precautionary basis scenario that the waterbody P1 160m south of the site is a GCN breeding site and the basis that 0.08ha of land will be affected by the development, and that there will be a minor disturbance of newts, the calculator generated a risk of 'Amber: Offence Likely'.	To prevent the killing and injury of terrestrial amphibians and reptiles during the works, it is recommended that vegetation clearance on site is carried out under precautionary working methods for amphibians and reptiles, to include a fingertip search of vegetation and suitable hibernacula prior to works, as well as staged and directional vegetation removal encouraging the safe displacement of amphibians and reptiles into adjacent habitats. In the event that amphibians or reptiles are encountered during works, works should cease immediately, and the advice of an ecologist sought.	To further inform the impacts of the development on GCN due to the nearby ponds P1-P4 and the suitability of habitats on site, it is recommended that an assessment of eDNA of the ponds be carried out to establish the presence/likely absence of GCN. A single visit to each pond by a suitably experienced ecologist should be made between mid-April and June to collect water samples for eDNA analysis within the laboratory. Alternatively, the GCN District Level Licensing scheme could be entered into. In this instance, further survey would not be required.
Other Mammals	Some mammals, such as hedgehog and brown hare, are listed as Species of Principal Importance in England under section 41 of the Natural Environment and Rural Communities Act 2006. These species are termed 'Priority' species and receive special considerations in the planning process.	The precautionary working methods implemented for badger will also protect other mammals such as hedgehog. Any new fencing which may fragment the landscape for hedgehog should include a 13cm square hole at the base to allow for hedgehog migration through the site.	No further surveys required.

Ecological Feature	Potential Ecological Impact & Level of Constraint	Potential Avoidance, Mitigation and/or Compensation Measures	Further Survey Required to Inform an Ecological Impact Assessment
	There may be some removal of suitable hedgehog habitat on site to facilitate the proposed works, including the removal of areas of grassland, dense scrub, and hibernacula.		
Invasive Non-Native Species (INNS)	Schedule 9 of The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) makes it an offence to cause any plant listed to grow in the wild unless all reasonable steps were taken to prevent an offence and due diligence was exercised. Wall cotoneaster, an INNS, was present on site.	Due to the presence of wall cotoneaster on site, it is recommended that the removal of vegetation at this area is carried out under the supervision of an Ecological Clerk of Works (ECoW) via inclusion in a Precautionary Working Method Statement for the site. Soils containing the plant are classified as controlled waste and should be disposed of at licensed landfill.	No further surveys required.

Table 17: GCN Rapid Risk Assessment

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	Minor disturbance of newts	0.5
	Maximum:	0.5
Rapid risk assessment result:	AMBER: OFFENCE LIKELY	

6. Conclusions

Further Surveys

- 6.1. The following further ecological surveys are required to inform the impact of the proposed development:
- To further inform the impacts of the development on GCN due to the nearby ponds P1-P4 and the suitability of habitats on site, it is recommended that an assessment of eDNA of the ponds be carried out to establish the presence/likely absence of GCN. A single visit to each pond by a suitably experienced ecologist should be made between mid-April and June to collect water samples for eDNA analysis within the laboratory. Alternatively, the GCN District Level Licensing scheme could be entered into. In this instance, further survey would not be required.
 - It is recommended that a pre-works badger walkover survey is carried out to ensure that no setts have been created within a 30m radius of the works area.

Biodiversity Enhancement

- 6.2. Suitable methods of biodiversity enhancement for the site would include:
- An appropriate method of site enhancement for nesting birds would include the installation of one integrated swift brick on the new building such as the '*Manthorpe Swift Brick*' sited at least 5m high and avoiding direct sunlight. No trees, vegetation or other obstructions should be placed in front of or below the swift brick, to ensure an unobstructed flight path and avoiding the creation of perches for predators.
 - An appropriate method of site enhancement for roosting bats would include the installation of one integrated bat box on the new building, for example the '*Ibstock Free Access Bat Box (A)*', or the '*Ibstock Enclosed Bat Box 'B' or 'C'*'. Bat boxes should be sited at a height of between 3m and 7m, on a southwest or southeast aspect, away from artificial light sources, and in proximity to suitable bat commuting habitat such as linked back gardens or trees. Potential perches (such as aerials) for predators should not be fitted in close proximity to the roosting brick entrance hole.
 - A landscaping scheme could incorporate native shrubs and trees of value to wildlife. Once matured, these habitats would offer a nesting and foraging resource for birds.

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8. Figures

Figure 1: Site Location & Building Plan (Overleaf)

Figure 2: Surrounding Landscape Plan (Overleaf)

Figure 3: UKHab Habitat Plan (Overleaf)

Figure 4: Pond Plan (Overleaf)

Figure 5: Surveyor Location Plan (Overleaf)



Legend

 Site Boundary

Project:

**Site behind 42-44 Main Street Carlton,
CV13 0EZ**

Drawing:

Figure 1: Site Location Plan

Date: 06-01-2026

Version: FINAL

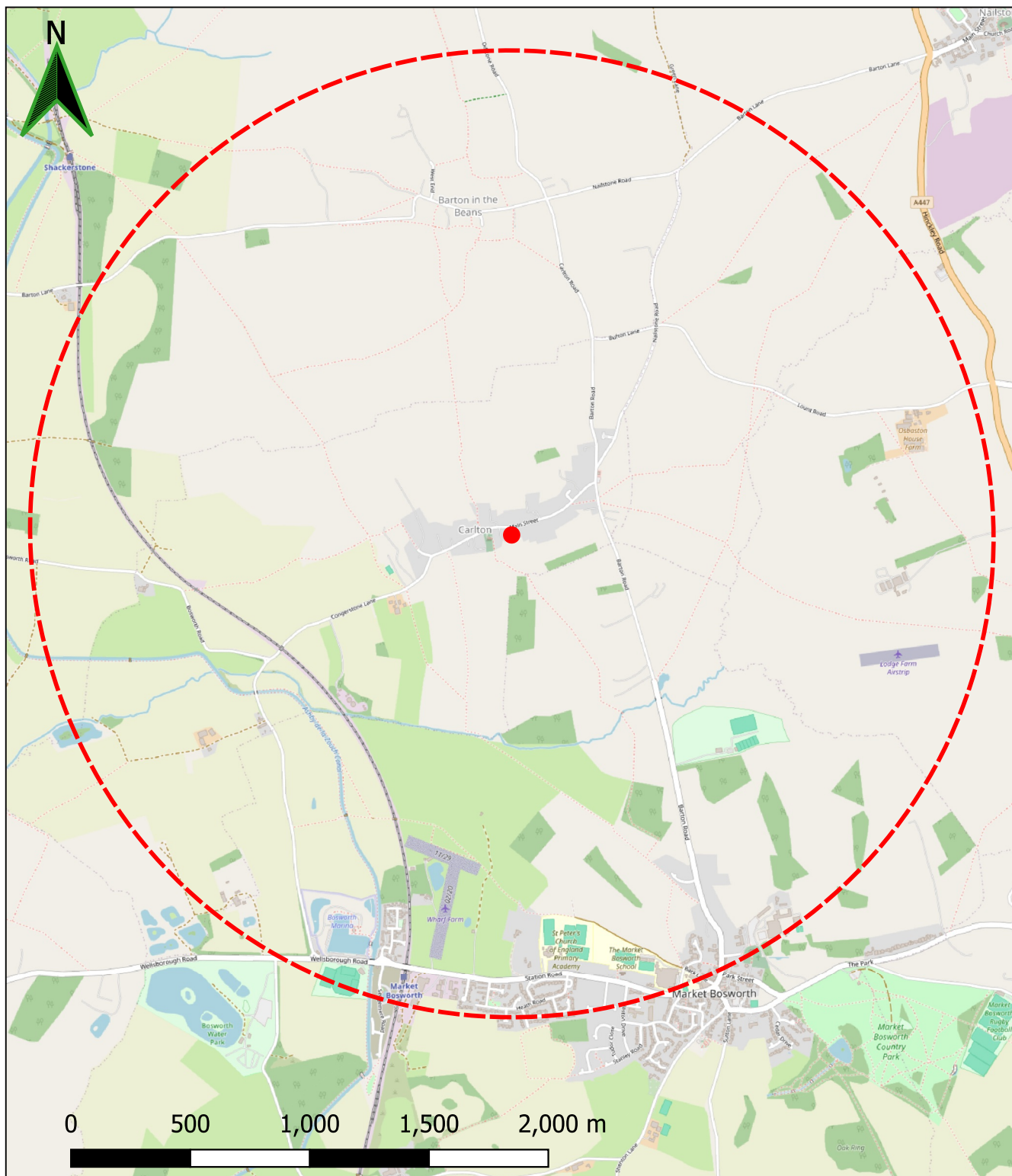
Author: CJM

Job No: P2953



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Legend

- Site Location
- ⬡ 2km Buffer

Project:

**Site behind 42-44 Main Street Carlton,
CV13 0EZ**

Drawing:

Figure 2: Surrounding Landscape Plan

Date: 06-01-2026

Version: FINAL

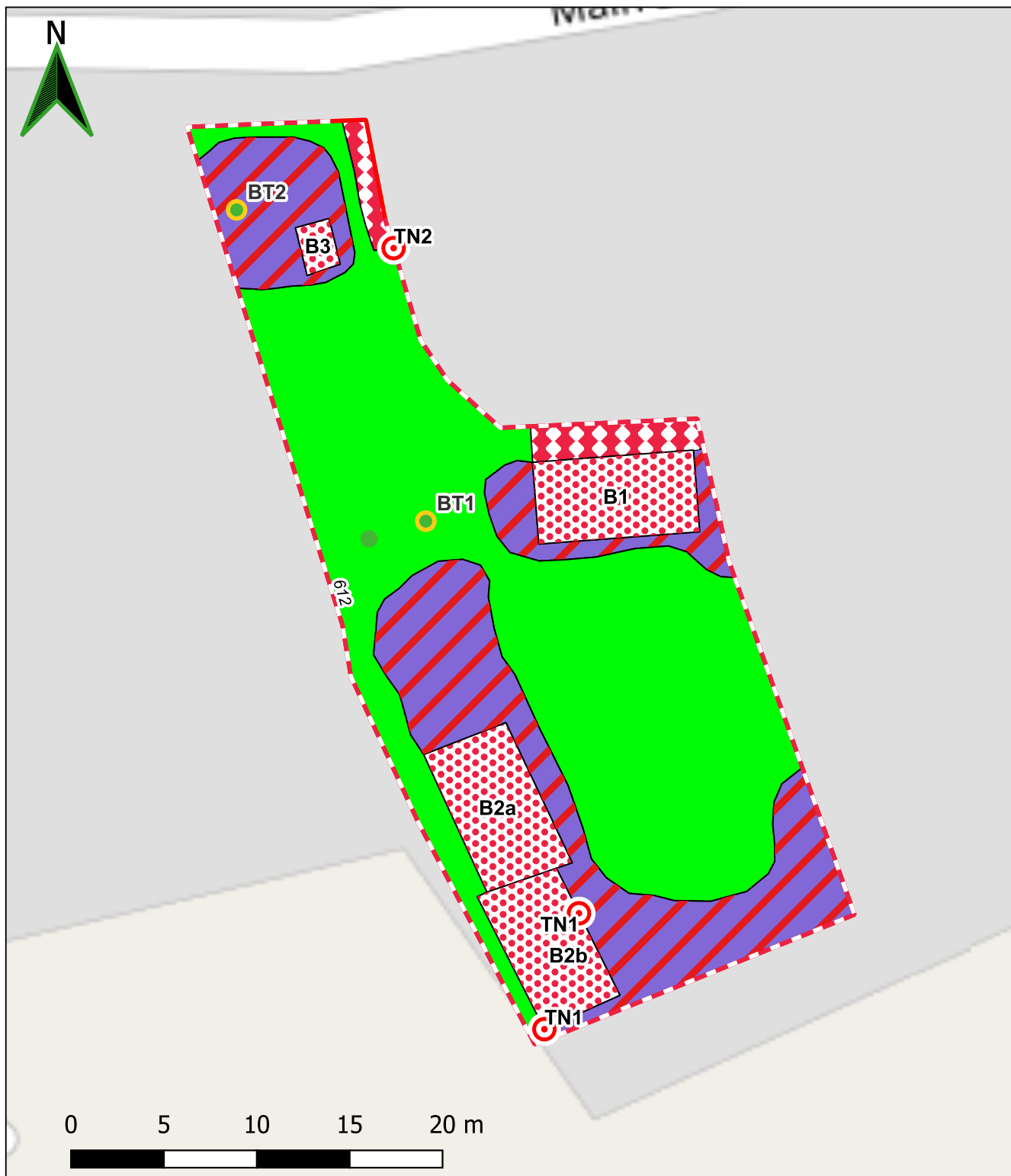
Author: CJM

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Legend

-  Site Boundary
-  g4 - Modified Grassland
-  h3d - Bramble Scrub
-  u1b5 - Buildings
-  u1b6 - Other Developed Land
-  u1e - Built Linear Features
-  Target Note with Reference Number

Trees with PRF

-  PRF-I
-  Individual Tree

Secondary Code:
612 - Fence

Project:
**Site behind 42-44 Main Street Carlton,
CV13 0EZ**

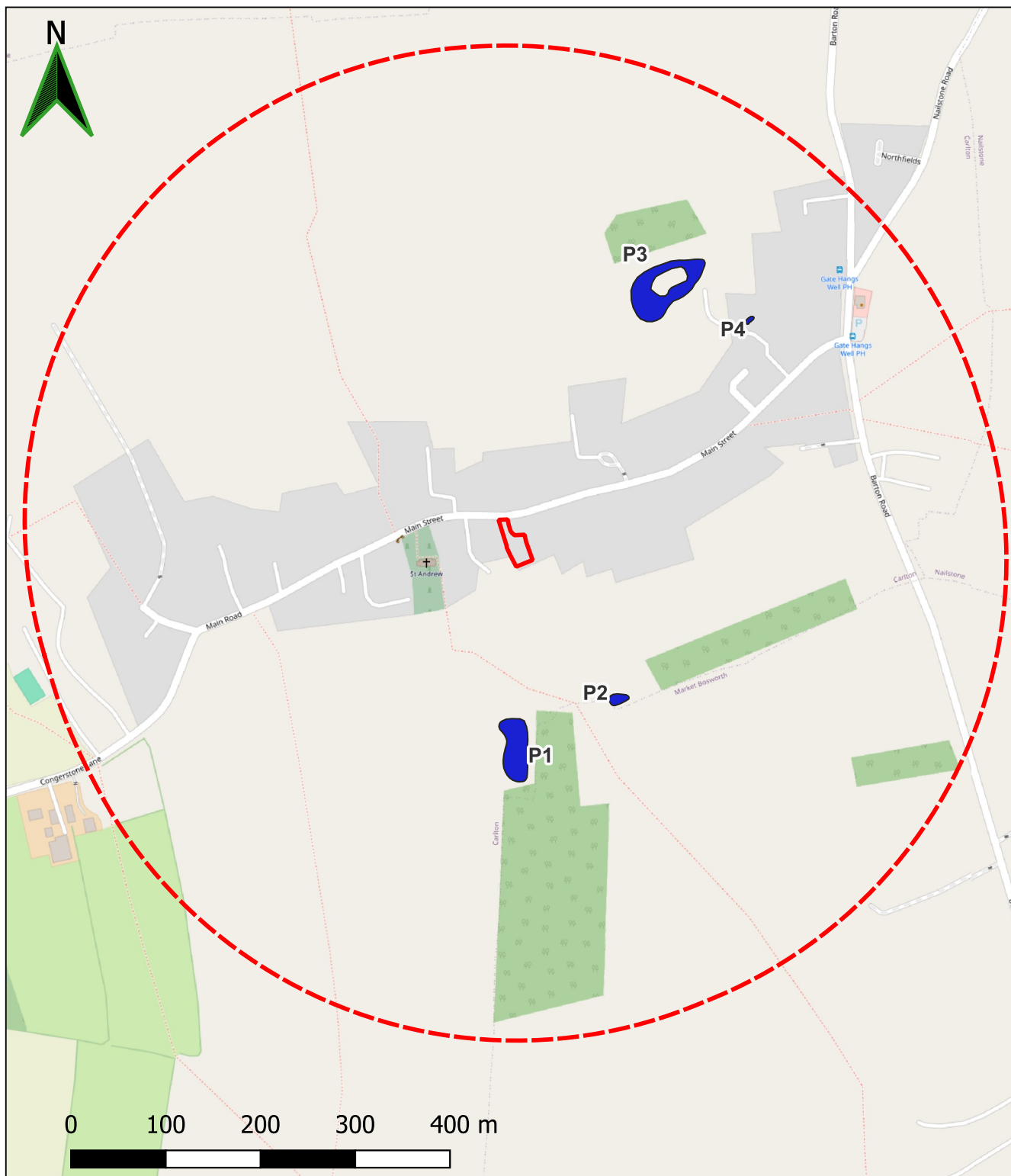
Drawing:
Figure 3: UKHab Habitat Plan

Date: 06-01-2026 Version: FINAL
Author: CJM Job No: P2953



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Legend

-  Site Boundary
-  500m Pond Buffer
-  Pond with Reference Number

Project:

**Site behind 42-44 Main Street Carlton,
CV13 0EZ**

Drawing:

Figure 4: Pond Plan

Date: 06-01-2026

Version: FINAL

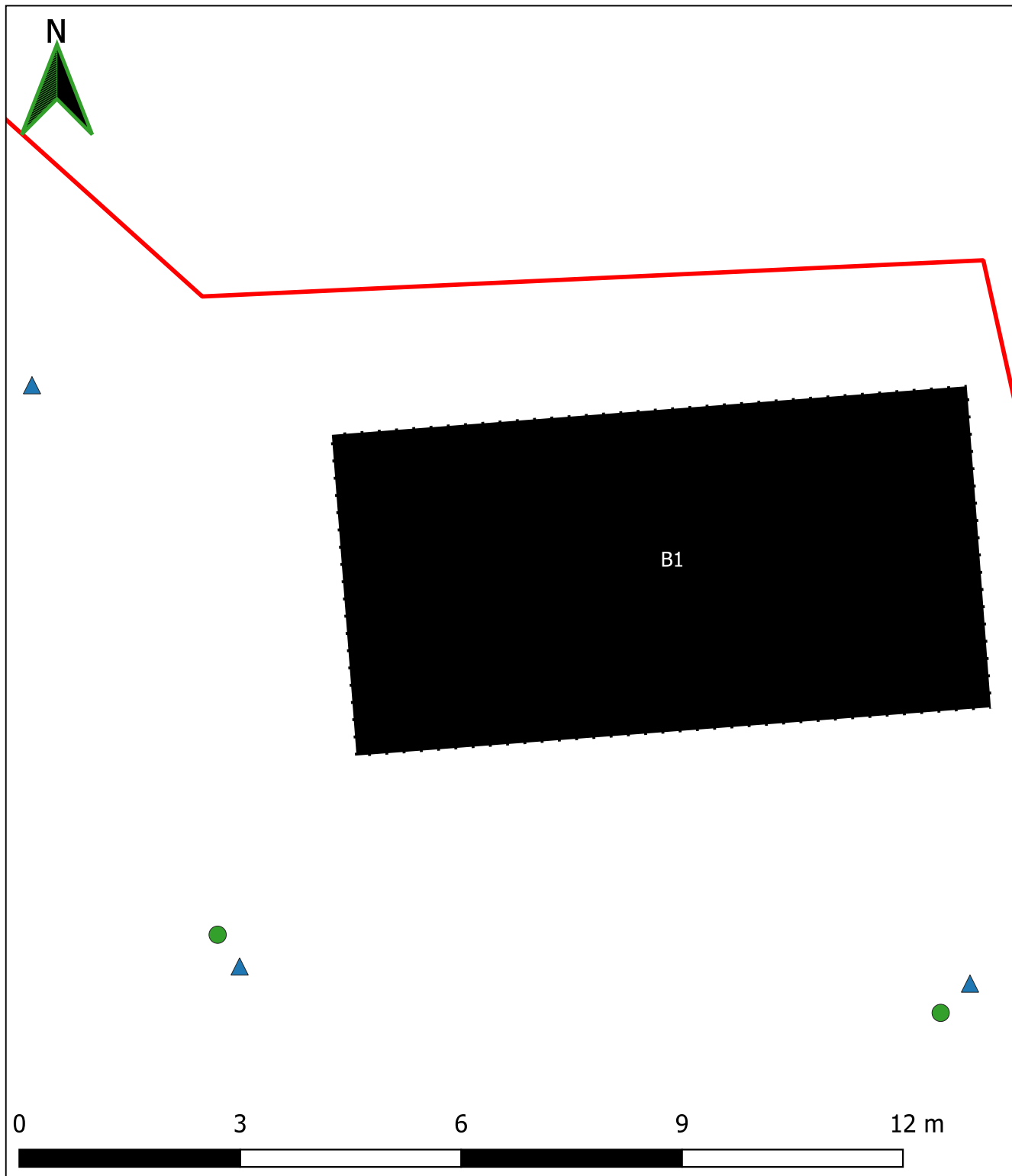
Author: CJM

Job No: P2953



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Legend

-  Building with reference number
-  Site Boundary
-  Camera Locations
-  Surveyor Locations

Project:

**Site behind 42-44 Main Street Carlton,
CV13 0EZ**

Drawing:

Figure 5: Surveyor Location Plan

Date: 17-06-2026

Version: FINAL

Author: ROF

Job No: P2953



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Appendix 1: Planning Policy & Legislation Summary

This appendix serves as a summary of relevant policy and legislation. It is not intended to supersede the policy or legislation documents to which it refers, and the relevant full documents should always be consulted prior to decision making.

National Planning Policy Framework 2024

Biodiversity is a material consideration under the National Planning Policy Framework (2024). Relevant text to biodiversity from the NPPF is described below.

In Section 2 of the NPPF 'Achieving sustainable development', paragraph 8(c), the NPPF sets an environmental objective:

- "to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

In Section 15 'Conserving and enhancing the natural environment', the NPPF states that:

"187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; [...]
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. [...]"

The NPPF, in paragraph 192 sets out that to protect and enhance biodiversity, plans should:

- "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶⁵; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

In determining planning applications, the NPPF paragraph 193 sets guidance that local planning authorities should apply the following principles:

- "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other

developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest [...];

- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

Paragraph 194 states that the following sites should be given the same protection as habitats sites:

- “potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Paragraph 195 states that “The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or projects will not adversely affect the integrity of the habitats site.”

Paragraph 198 states that planning policies and decisions should ensure new development is appropriate to its location and take into account likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- “Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development [...]; [...] and
- limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

Government Circular ODPM 06/05 Biodiversity and Geological Conservation

The government circular provides administrative guidance on the application of statutory obligation and legislation relating to planning and nature conservation in England. It complements the National Planning Policy Framework. The document includes guidance on designated sites (international and national), habitats, and protected species.

Relating to protected species and the requirement for their consideration in planning applications, the government circular, in paragraph 98 details that:

“The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Local authorities should consult English Nature [now Natural England] before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would

take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species' protection provisions affecting the site concerned."

Paragraph 99, relating to the requirement and timing of protected species survey and mitigation, the government circular states that:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted. In appropriate circumstances the permission may also impose a condition preventing the development from proceeding without the prior acquisition of a [Natural England] licence."

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

The term 'European Protected Species' (EPS) is used to describe species listed on Schedule 2 of the The Conservation of Habitats and Species Regulations 2017 (as amended). Regarding these species, Regulation 43 of the Regulations make guilty of an offence a person who:

- "Deliberately captures, injures or kills any wild animal of a European protected species;
- Deliberately disturbs wild animals of any such species;
- Deliberately takes or destroys the eggs of such an animal, or;
- Damages or destroys a breeding site or resting place of such an animal [...]"

Regulation 43 defines that the disturbance of animals includes any disturbance which is likely to:

- Impair their ability:
 - to survive, to breed or reproduce, or to rear or nurture their young; or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong.

A person guilty of an offence under Regulation 43 is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.

Wildlife and Countryside Act 1981 (As Amended)

The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) lists species on Schedule 5 for which the Act make it an offence to:

- Intentionally kill, injure or take;

- Recklessly or intentionally damage or destroy, or obstruct access to any structure or place which any wild animal included uses for shelter or protection;
- Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.

Some species receive partial protection under the Act, which limits their protection under the Act to intentional killing or injury.

All wild nesting birds are protected under the Act, making it an offence to:

- Intentionally kill, injure or take any wild bird; and
- Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

Some bird species are afforded special protection via their inclusion in Schedule 1 of the Act, which makes an offence to intentionally or recklessly disturb any schedule 1 bird building a nest or which is in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird, or whilst such a bird 'leaks' (i.e. congregates for community courtship behaviour).

Schedule 9 of the Act makes it an offence to cause any plant listed to grow in the wild, unless all reasonable steps were taken to prevent an offence and due diligence was exercised.

The Act sets out provisions to protect Sites of Special Scientific Interest (SSSI).

Natural Environment and Rural Communities Act 2006

Section 40 of the Act places a legal duty on public authorities (including planning authorities) to have regard to biodiversity conservation in their normal functions (including planning applications).

Under Section 41 of the Act, lists of Habitats of Principal Importance (HPI) and Species of Principal Importance (SPI), of principal importance for the purpose of conserving biodiversity, are produced which serve to guide public authorities in carrying out their functions with consideration for biodiversity conservation.

Wild Mammals (Protection) Act 1996 (as amended)

The Act protects wild mammals against certain cruel acts, including intentional crushing, downing or asphyxiation.

Appendix 2: Photographs



Photo 1: Modified grassland in the south of the site.



Photo 2: Modified grassland in the north of the site.



Photo 3: Bramble scrub in the south of the site and east elevation of building B2b.



Photo 4: Bramble scrub in the west of the site.



Photo 5: South and west elevations of building B1.



Photo 6: North elevation of building B1.



Photo 7: Gaps in the mortar on the east elevation of the west gable wall of building B1.



Photo 8: North and west elevations of building B2a.



Photo 9: Internal of building B2a.



Photo 10: South and east elevations of building B2a.



Photo 11: North and west elevations of building B2b.



Photo 12: Internal of building B2b.



Photo 13: South elevation of building B3, covered in bramble and ivy.



Photo 14: Hardstanding in the west of the site.



Photo 15: Refuse pile in the north of the site.



Photo 16: Mammal squeeze in the southwest of the site.



Photo 17: Tree BT1 with PRF-I ivy cover.



Photo 18: Tree BT2 with PRF-I ivy cover.



Photo 19: INNS wall cotoneaster located at target note TN2.



Photo 20: Pond P1.



Photo 21: Pond P2.

Appendix 3: Great Crested Newt Habitat Suitability Index

Pond	HSI Factor										HSI Score	HSI Result
	Geographic Location	Pond Area	Permanence	Water Quality	Shade	Waterfowl	Fish	Pond Count	Terrestrial Habitat	Macrophytes		
P1	1.00	0.87	0.90	0.67	1.00	1.00	0.67	0.65	0.67	0.40	0.76	Good
P2	1.00	0.40	1.00	0.67	0.80	1.00	1.00	0.65	0.67	0.40	0.72	Good