



Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

36 Barton Road, Market Bosworth, Nuneaton, Leicestershire CV130LQ

Client:

Riann Parker

Survey date:

16/04/2026

Project:

This report is prepared to inform a planning application with Hinckley and Bosworth Borough Council. This proposal can be described as Extension and alterations to dwelling

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

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Introduction and Context

Introduction

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024](#).

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SK 40594 03435 and has an area of approximately 0.11ha comprising two buildings, vegetated garden, native hedgerow and developed land; sealed surface. The site is located within a suburban area of Market Bosworth, with a busy main road to the west, residential buildings north and south and a large area of parkland to the east.
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 5 priority habitats located within 2 km of the site. These comprise deciduous woodland, lowland fens, ancient replanted woodland, ancient & semi-natural woodland and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located ~235 m NE of the site. The site is well connected to nearby habitats via the adjacent fields to the northeast. <u>Designated Sites</u> There are no other statutory sites within 2 km of the site. The site does fall within the impact risk zone for Ashby Canal SSSI however, the proposed development type is not listed as possible high risk with regard to this designation. The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.
Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

Recommendations

No recommendations.

Habitats and Flora

The site survey was undertaken by Victoria Walters BSc (Hons) MSc FISC 3, Consultant Ecologist. Accredited agent on a Level 2 NE bat license.

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
16/04/2026	15	66	100	11.3	None

Table 3: Habitats and flora

Habitats and Flora: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Onsite habitats

Summary of Survey Findings

Built-up areas and gardens (u1) - Vegetated garden (828)

The site is dominated by a front and rear residential garden which is characterised by a well maintained, regularly mown lawn and introduced shrubs.

Species present within this habitat include red fescues (*Festuca rubra*), perennial rye-grass (*Lolium perenne*), daisy (*Bellis perennis*), springy turf

moss (*Rhytidiadelphus squarrosus*), white clover (*Trifolium repens*), sweet violet (*Viola odorata*), common & atlantic ivy (*Hedera helix*), daffodil (*Narcissus pseudonarcissus* subsp. *pseudonarcissus*), hydrangea (*Hydrangea macrophylla*), garden privet (*Ligustrum ovalifolium*), lawson's cypress (*Cupressus lawsoniana*), rhododendron (*Rhododendron ponticum*), red robin (*Photinia* sp.), spanish & hybrid bluebells (*Hyacinthoides hispanica*), camellia (*Camellia* sp.) and forsythia (*Forsythia* x *intermedia*).

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Native hedgerow (h2a)

There is a hawthorn hedgerow bordering the northeast boundary that comprises entirely hawthorn. The hedgerow is well maintained through annual trimming, and is approximately 2m high and 1.5m wide.

Species present within this habitat include hawthorn (*Crataegus monogyna*).

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the native hedgerow was assessed to have a good condition value.

Developed land; sealed surface (u1b)

There is a access driveway, parking area and a patio to the rear of the building which are all hard standing and unvegetated.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Building (u1b5)

There are two buildings on site; one is a dwelling and one is an out-building. Full details for buildings on site are included within Table 4.

Impacts

No direct impacts to any habitats on site will occur as a result of the proposed development.

Recommendations

No recommendations.

Invasive / Non-native species

Summary of Survey Findings

Rhododendron was identified on site contained within a garden setting as an introduced shrub. This is to be retained and is unlikely to be caused to spread during the proposed works.

Spanish and hybrid bluebells were identified on site.

Impacts

Construction is unlikely to result in the spread of rhododendron or spanish bluebells.

Recommendations

Rhododendron present on site is an ornamental variety planted as a contained shrub and therefore can be retained.

It is recommended that spanish and hybrid bluebells are pulled (including bulbs) to prevent further genetic hybridisation with native bluebells which could be present nearby within the parcels of woodland to the northeast.

Fauna

Table 4: Fauna

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All

clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 2 EPSL were identified, as detailed below:

Table 4a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2020-44716-EPS-MIT-1	Common pipistrelle	600m southwest	Destruction of a resting place
EPSM2009-1495	Common pipistrelle	900m southwest	Destruction of a resting place

No buildings or trees were present on site with suitable roosting features for bats to utilise.

Buildings

Building B1 Description

B1 is a two-storey, detached, brick-built dwelling. The main roof is of gabled structure with concrete tiles. Internal voids were recorded within the building. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have low habitat value for roosting bats due to the only feature present being the hanging tiles.



B1

Feature

Materials

Condition/Suitability

Photographs

Roof

Concrete tiles

The roof is in good condition with an intact covering and no substantial gaps. There are a small number of small gaps (<8mm) between concrete tiles, however, these are unlikely to support bats due to their size and the presence of spray foam insulation underneath. The majority of these gaps are filled with moss. The size of the gaps are too small for bats to access.



				<i>South east ground storey hipped roof</i>  <i>Ground storey west elevation</i>  <i>Small gaps <8mm</i>	
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	Walls	Brick-built + Hanging tiles (sections)	The walls exhibit gaps under hanging tiles. Specifically, on the west elevation of the two-storey aspect, there is an area of hanging tiles containing several gaps large enough for individual bats, potentially leading to further roosting habitat behind the tiles or within a wall cavity.	 <i>Gaps under hanging tiles</i>	
	Windows	PVC	The windows and doors are in good condition, appearing well-fitted with no discernible gaps.		

	Eaves	PVC	The eaves and soffits are in good condition, appearing intact and well-sealed. There are no observed gaps under the soffits, which are flush to the brickwork.	 <i>Gable end soffit</i>  <i>Ground story soffit</i>	
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	Voids	Spray insulation	A loft space void was recorded within B1. This void is accessible and measures approximately 12 sq m with dimensions of 6m length, 2m width, and 1m height. The void contains spray insulation. The temperature was recorded at 17°C and humidity at 75%. No specific roosting features or bat evidence were noted within this void.	 <i>Spray foam</i>	
Building B2 Description					

B2 is a detached, single-storey, timber-framed out-building. The main roof is gabled and clad in bitumen felt. No bat evidence was recorded during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have negligible habitat value for roosting bats due to the timber shed is well sealed and not suitable for roosting bats.



B2

Impacts

The proposed development will result in major works to both elevations and roof, including removal of hanging tiles, this could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.

Recommendations

One bat emergence survey is required on B1 during the active bat season (May- September) to confirm presence /likely absence of abts roosting in or on the building. 2 Surveyors and 2 unmanned IR cameras are required to provide full coverage of the buildings' elevation to look for emerging/re-entering bats.

Foraging and Commuting Bats

Summary of Survey Findings

There are no habitats on site which could be used for foraging bats. There are no strongly connected linear features present that may provide cohesive commuting routes between the site and features in the urban landscape.

Impacts

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Recommendations

None..

Amphibians

Summary of Survey Findings

A review of MAGIC database found no granted EPSL for great crested newts (GCN) within 2km of the site.

A check was also completed for great crested newt class survey license returns and historic pond surveys. No records were identified.

No ponds are located on, or adjacent to, the site. A review of aerial imagery shows that there are 5 ponds within 500m, the closest being 40m east of the site.

The vegetated garden habitats could provide limited commuting and foraging habitat. No habitat will be impacted as part of the development.

Impacts

It is not anticipated that the proposed development will impact amphibians directly, as no habitat will be removed, however construction activities could cause death or injury to amphibians if present in transient periods.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:

- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.

- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Reptiles

Summary of Survey Findings

The vegetated garden and hedgerow on site provides suitable shelter, hibernation and foraging opportunities for reptiles, albeit suboptimal due to the active management and short sward of the grassland. The wider landscape offers suitable habitat for reptiles, particularly the field and woodland to the northeast. As such, the presence of reptiles on site cannot be discounted.

Impacts

The proposed development will not be impacting habitats directly and no habitats will be removed. However, site construction activities could result in the death or injury of reptiles, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on or within the hedgerow or shrubbery, however they provide suitable shelter and could be used by common nesting birds.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

No habitats will be removed during construction. However, the proposed development could result in the disturbance and subsequent abandonment of active bird nests.

Recommendations

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Badgers

Summary of Survey Findings

None.

Impacts

No impacts are anticipated on badgers as a result of the proposed development.

Recommendations

None.

Riparian animals

Summary of Survey Findings

There are no riparian habitats on or adjacent to the site.

Impacts

Otters

No impacts are anticipated on riparian animals as a result of the proposed development.

Water Vole

No impacts are anticipated on riparian animals as a result of the proposed development.

Recommendations

Otters

None.

Water Vole

None.

Hazel dormouse

Summary of Survey Findings

There are no suitable habitats on site to support hazel dormice.

Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

Recommendations

None.

Invertebrates

Summary of Survey Findings

The site provides limited habitat value for a variety of commonplace species but is unlikely to support important species and assemblages.

Impacts

The proposed development will not result in the loss of any habitat therefore impacts are not anticipated.

Recommendations

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates:

- Retention of scrub pockets
- Planting of pollinator friendly grassland species
- Installation of insect hotels
- Incorporation of log piles/dead wood
- Incorporation of bee bricks into the fabric of the new building. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation
- Creation of rock and brash piles

Other e.g. small mammals

Summary of Survey Findings

The vegetated garden on site offers suitable foraging, sheltering and commuting opportunities for small terrestrial mammals such as hedgehogs. The site is well connected to more extensive habitats such as residential gardens directly north, south and west, and fields to the northeast which are likely to host established populations.

Although the connectivity of the site is limited with the surrounding urban infrastructure, hedgehogs are common to urban areas and can commute through gardens and gaps in fencing. As such, the presence of foraging, sheltering and commuting small mammals on site cannot be discounted.

Impacts

No habitats will be removed. However, construction activities could result in the death or injury of hedgehogs, if present.

Recommendations

A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 100mm will be capped overnight.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which

hedgehogs could use.

- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any small mammals are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Creation of fence gaps (14cm x 14cm) to enable small mammals to travel freely through the site
- Creation of brash piles
- Installation of hedgehog houses in shady areas.

Appendix 1: Proposed Development Plan



Front 3D View



Rear 3D View



Side Elevation



Rear Elevation



Front Elevation

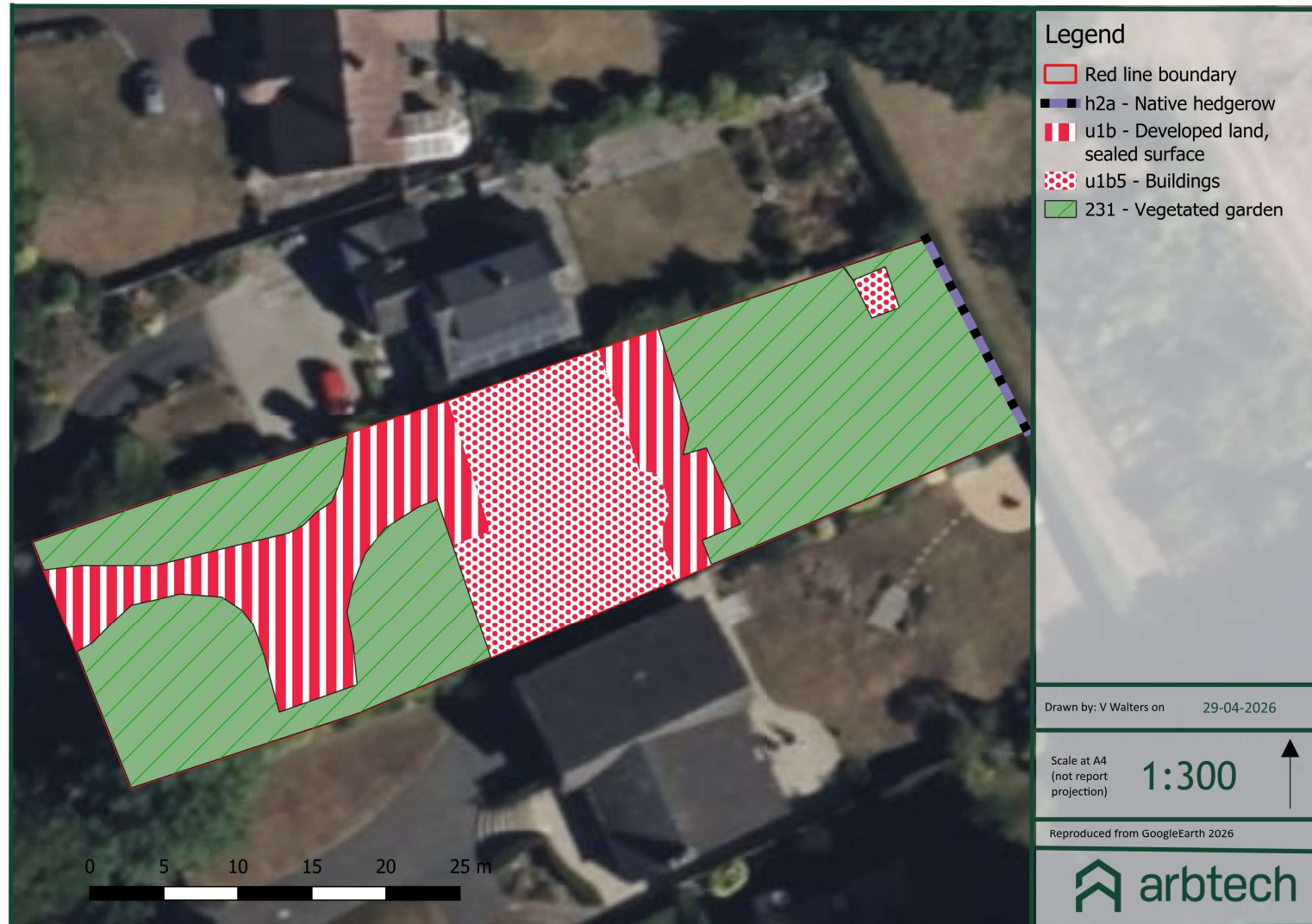


Side Elevation

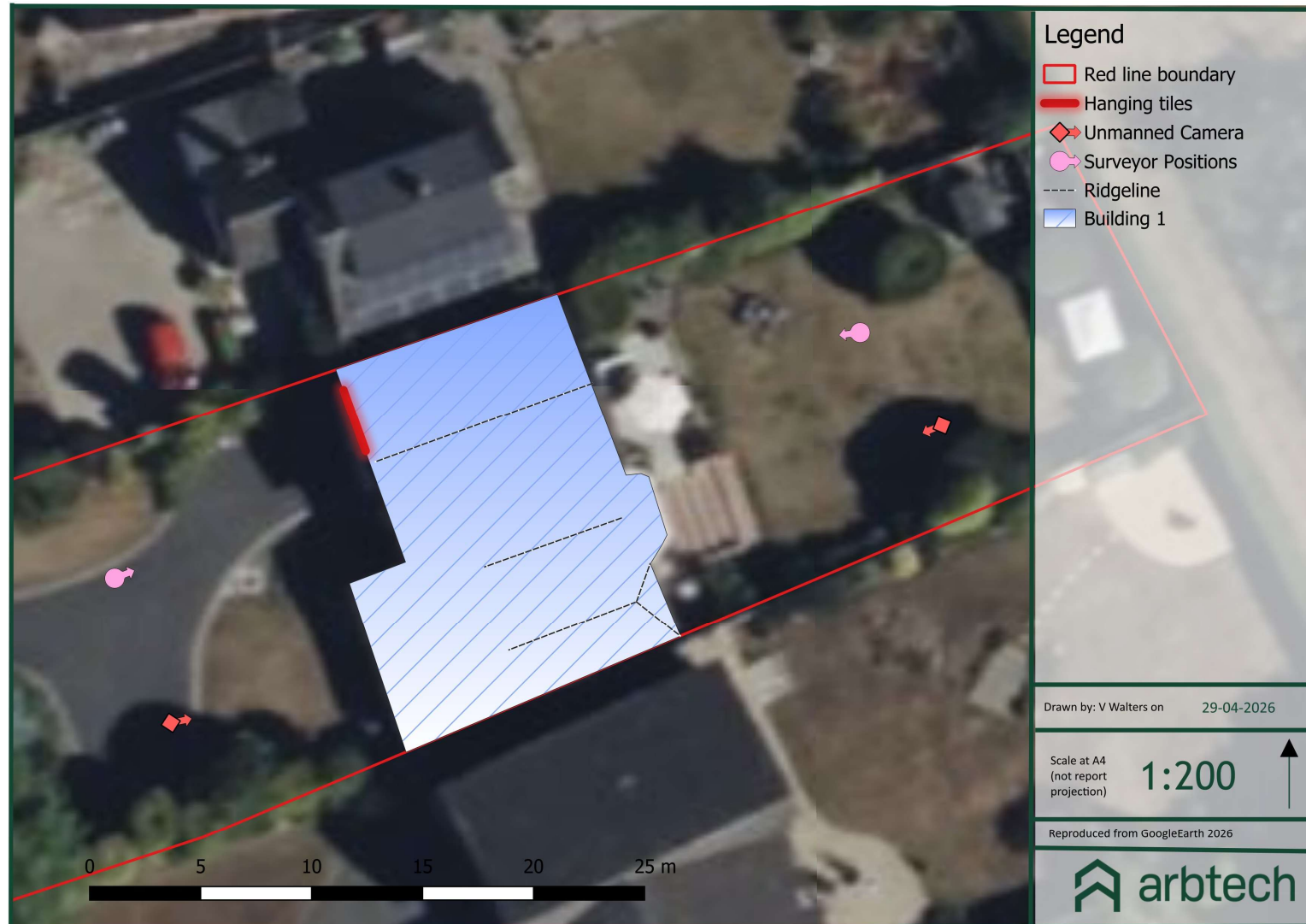
Appendix 2: Site Location Plan



Appendix 3: Habitat Survey Plan



Appendix 4: PRA Plan



Appendix 5: Site Photographs



Photo 1: Vegetated garden



Photo 2: Vegetated garden



Photo 3: Vegetated garden



Photo 4: Native hedgerow



Photo 5: Developed land; sealed surface



Photo 6: Developed land; sealed surface



Photo 7: B1



Photo 8: B2

Appendix 6: Baseline Condition Assessments

Table 6a: Native hedgerow condition assessment.

	Criteria Description	Criteria Passed?
A	Height >1.5 m average along length. (The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).)	Y
A	Width >1.5 m average along length. (The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).)	Y
B	Gap between ground and base of canopy <0.5 m for >90% of length. (This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).)	Y
B	Gaps make up <10% of total length; and No canopy gaps >5 m. (This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).)	Y
C	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured from outer edge of hedgerow; and Is present on one side of the hedgerow (at least). (This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.)	N
C	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. (The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.)	Y

D	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species. (Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.)	Y
D	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities. (This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).)	Y
		Total 7/8
	Condition Good due to passing 7 of 8 criteria and all essential criteria.	

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Version Control

Status	Issue	Name	Date
Final	1.0	Victoria Walters BSc (Hons) MSc FISC 3, Consultant Ecologist	29-04-2026