



## **PRELIMINARY ECOLOGICAL ASSESSMENT**

Prepared for Harpal Dhillon

Land to the rear of  
224, Markfield Road  
Grobby  
Leicester. LE6 0FS

February 2026

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|--------------------------|------------------------------------------------|
| Report to:               | Harpal Dhillon                                 |
| Report Title:            | Preliminary Ecological Assessment              |
| Survey Site/Job:         | 224, Markfield Road, Groby, Leicester. LE6 0FS |
| OS Grid Reference:       | SK 51382 08198                                 |
| Survey Date(s):          | 05/02/2025                                     |
| Surveyed by:             | Jools Partridge                                |
| Mapped by:               | N/A                                            |
| Report by:               | Jools Partridge                                |
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## SITE PLANS & MAPS

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# 1 INTRODUCTION

This report has been prepared by Pear Tree Ecology on behalf of the owner of the site Mr. Harpal Dhillon. It provides the results of a Preliminary Ecological Assessment undertaken of the rear garden of 224, Markfield Road, Groby, Leicester. LE6 0FS. (Ordnance Survey Grid Reference SK 51382 08198).

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

The site covers a 277m<sup>2</sup> parcel of land, formally used as the garden of 224, Markfield Road, Groby, Leicester. LE6 0FS.

Proposals are to support an application to self-build a “granny annex” to the rear of the property for use as a dwelling to the householders’ parents.

The site is located in the garden to the rear of 224, Markfield Road, Groby, Leicester. LE6 0FS.

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

## 2 METHODOLOGY

### Desk Study

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

### UK Habitat (UKHabs) Assessment

The UKHabs assessment was undertaken by J. Partridge on the 5<sup>th</sup> February 2026. The surveyor carried out a walkover of the application site to carry out a UKHabs Assessment using the guidelines from the UKHabs Classification system<sup>4</sup>. Key habitats present within the boundaries were categorised.

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

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<sup>2</sup> Multi-Agency Geographical Information for the Countryside (MAGIC). Crown Copyright and database rights [2015]. Ordnance Survey 100022861. Available at: <http://www.magic.gov.uk/> [Accessed: 23/04/2025]

<sup>3</sup> [https://www.google.co.uk/intl/en\\_uk/earth/](https://www.google.co.uk/intl/en_uk/earth/) [Accessed: 23/04/2025]

<sup>4</sup> UKHab Ltd (2023) UK Habitat Classification version 2.0 (at <https://www.ukhab.org>)

### 3 RESULTS

#### Desk Study

There are no statutory designated sites adjacent to the application site But the following was within 1 km.

**Table 1: Information regarding local designated sites**

| Site name                 | Distance & direction from site | Site description                                                                                                                                                                                                                                                 |
|---------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Groby Pool and Woods SSSI | 250m SE                        | The site comprises a complex of habitats and includes fine examples of alder wood, dry and wet grassland, marsh, reed swamp and open water. The plant communities are representative of those developed on neutral or slightly acid soils in the North Midlands. |

A search on the MAGIC database found the following:

- Three field ponds had been surveyed to the north of the site for great crested newt (GCN) and were found to have presence of GCN in 2014. The closest pond being 0.9 km to the north of the site.

#### Weather Conditions during the UKHabs survey

Weather conditions during the survey were wet but with good visibility. Temperature was recorded at 4.5°C

## **Ecological Appraisal**

The on-site area covers 277m<sup>2</sup> of land to the rear of 224 Markfield Road, Groby. Unfortunately, the garden had been fully cleared prior to our visit, and concrete footings had been laid in preparation for construction of the new dwelling. Therefore, the site consisted of heavily tracked and disturbed bare earth. A search of the site prior to any clearance using Google Earth Aerial photographs showed the garden to be laid to lawns with little or no shrubs or ornamental flower borders, no trees could be seen in Google aerial photographs.

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

#### ***ON-SITE***

##### ***Habitats***

###### **Artificial unvegetated – unsealed surface – u1c**

The garden was devoid of vegetation. There was no evidence of shrub or tree removal, although the site was recently cleared and trenched. Shuttering and fresh concrete footings had been undertaken in December 2025.

The garden had closed board fence and a relatively recently constructed red-brick wall which separated it from a newer development on Elsalene Close to the southwest of the site, and also a closed board fence to the northeast which separated it from the property to the north. There was no boundary fencing between this site and the garden of the adjoined semidetached dwelling next door.

##### ***Hedgerows***

None

##### ***Individual Trees***

None

#### **Fauna**

##### **Mammals – Bats**

N/A.

##### **Mammals – Badger**

No badger tracks, prints or habitat suitable for badgers was found on site. A survey from the outside of the site on Elsalele Close found the closed-board fence and red brick wall to be a barrier to all small mammals which might have entered the site. No tracks or evidence were found in the shrubbery border on Elsalene Close to indicate foraging of badgers near to the site.

### Mammals - Hedgehogs

Any hedgehogs (*Erinaceus europaeus*) using the gardens of this site, and others along Markfield Road, would find the boundary fence and wall of the Elsalene Close development as a permanent boundary to natural dispersal to or from site.

### Nesting Birds

No hedges, shrubs, or trees were present on site.

### Reptiles

No habitat suitable for reptiles remained on site, and aerial photographs before clearance works show lawned gardens only and not ideal for reptile cover.

### Amphibians

No aquatic waterbodies could be found on site or adjacent to it. A search of aerial photographs failed to find garden ponds close to the site, however there were ponds 900m to the north of the site with records of GCN from 2014. Unfortunately, the site currently has low potential to safely accommodate GCN.

## 4 RECOMMENDATIONS

### Mammal – Bats

Bat surveys are considered unnecessary for this site due to the limited impact from disturbance of bats or their habitat for current proposals.

Inappropriate use of nocturnal lighting may impact nocturnal animals and should therefore be avoided.

### Mammal – Badger

The possibility of badger using this site should not be discounted. Whilst the species may commute and forage over gardens by night, sett creation within the sites boundaries is highly unlikely, and no evidence of badger setts were found during the survey within or adjacent to the site.

### Mammal – Hedgehog

Hedgehogs will commute through gardens by night. They are also known to take shelter in hedgerows in dense vegetation which is not present on site currently, or was suitable habitat seen in recent aerial photographs. However, the possibility of hedgehogs using the site should not be discounted and the species should be considered while construction work is taking place.

It is also recommended that any hard boundaries, such as fences or walls, shall have small mammal passes of 130mm by 130mm to allow small mammals, such as hedgehog to forage within the site after completion of any further works and planting schemes.

### Nesting birds

There are no hedges, shrubs, or trees, therefore currently no impact to nesting birds.

### Reptiles and Amphibians.

Ground clearance works as already taken place. Therefore, there would be no further impact to reptiles of amphibians should they have been present.

## **APPENDIX A: LEGISLATION SUMMARY**

### **Bats**

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

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

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

### **Badger**

Badger (*Meles meles*) is protected in Britain under the Protection of Badgers Act 1992 and Schedule 6 of the Wildlife and Countryside Act 1981 (as amended). The legislation affords protection to Badgers and Badger setts and makes it a criminal offence to:

- wilfully kill, injure, take, possess or cruelly ill-treat a Badger, or to attempt to do so;
- interfere with a sett by damaging or destroying it;
- to obstruct access to, or any entrance of, a Badger sett; or
- to disturb a Badger when it is occupying a sett.

### **Birds**

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

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

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

## **Reptiles**

All native British species of reptile (of which there are 6) are listed in Schedule Five of the Wildlife and Countryside Act (1981) and as such are protected from deliberate killing, injury or trade. Therefore, where development is permitted and there will be a significant change in land use, a reasonable effort must be undertaken to remove reptiles off site to avoid committing an offence. The same act makes the trading of native reptile species a criminal offence without an appropriate licence.

## **Great Crested Newts**

Great crested newts are a European Protected Species, listed on Annex II and IV of the EEC Directive on the Conservation of Natural Habitats and Wild Fauna and Flora, receiving protection under The Conservation of Habitats and Species Regulations 2017. This species is also afforded full protection under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) (WCA 1981) and Schedule 2 of the Conservation (Natural Habitats etc.) Regulations 1994 (Regulation 38). Under such legislation it is an offence to:

- Intentionally or recklessly kill, injure or capture a great crested newt;
- Possess or control any live or dead specimen or anything derived from a great crested newt;
- Intentionally or recklessly\* damage, destroy or obstruct access to any structure or place used for shelter or protection by a great crested newt; and
- Intentionally or recklessly\* disturb a great crested newt while it is occupying a structure or place which it uses for that purpose.
- Damage or destroy a breeding site or resting place.
- Sell, barter, exchange or transport or offer for sale great crested newts or parts of them.

\*Reckless offences were added by the Countryside and Rights of Way Act 2000, which applies only to England and Wales.

## APPENDIX B: MAPS & SITE PLANS

Figure 1: Site Location Map curtesy of Google Maps, red polygon shows the full site.



## APPENDIX C: SITE IMAGES



Photo 1: Garden viewed north and concrete footings.



Photo 2: Adjacent garden showing absence of site boundary.



Photo 3: Remainder of site view south.



Photo 4: Elsalene Close boundary wall.



Photo 5: Elsalene Close boundary fence.



Photo 6: 224, Markfield Road dwelling.



Photo 7: Hedgerow adjacent to 224, Markfield Road, presumably cleared by Leicestershire County Council.