Preliminary Ecological Appraisal, Bat Emergence Surveys & Water Vole Surveys

Hinckley Sea Cadets

September 2026

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SUMMARY

This report has been prepared by Clayton Ecology Ltd for Hinckley Sea Cadets. It presents the findings of a Preliminary Ecological Appraisal (PEA), Preliminary Bat Roost Assessment (PBRA), dusk emergence surveys, targeted riparian mammal surveys and supplementary camera monitoring undertaken at Hinckley Sea Cadets, Rear of Wharf Inn, Coventry Road, Hinckley, LE10 0NQ.

The proposed works comprise a single-storey extension and the replacement of existing shipping containers with a new storage building and shower block.

Habitats and Designated Sites – Habitats within the Site are considered to be of low ecological value. However, the Ashby Canal (historical LWS) lies approximately 5 m south and west of the Site and Wharf Pit 3 approximately 3 m east. Precautionary measures should be implemented during construction to protect these adjacent aquatic habitats from dust, debris, sediment and pollutants, as detailed in Section 6.2.

Bats – Building 1 was assessed as having moderate suitability for roosting bats and was subsequently subject to two dusk emergence surveys. No bats were observed emerging from or re-entering the building during either survey and no further bat survey, roost-specific mitigation or European Protected Species licence is considered necessary. The garage and storage containers were assessed as having negligible suitability for roosting bats and require no further survey. Bat activity recorded during the dusk surveys confirmed that the adjacent waterbodies and associated habitats are used by foraging and commuting bats; unnecessary artificial lighting should therefore be avoided and any new external lighting should follow the principles set out in Section 6.3.2.

Amphibians and Reptiles – The Site provides limited terrestrial habitat for amphibians and reptiles. The likelihood of Great Crested Newt occurring within the works area is considered negligible, supported by a Natural England Rapid Risk Assessment result of GREEN: OFFENCE HIGHLY UNLIKELY. No further GCN survey or European Protected Species licence is considered necessary. Common amphibians and reptiles may nevertheless occur occasionally within the Site and precautionary measures are provided in Appendix 4.

Nesting birds – No evidence of active bird nesting was identified during the ecological surveys. The habitats and structures within the Site may nevertheless provide opportunities for nesting birds. Where works affecting suitable nesting habitat are undertaken during the main bird breeding season, generally March to August/September, a check for active nests should be completed immediately prior to works. Any active nest identified must be retained and left undisturbed until it is no longer in active use.

Terrestrial mammals – The habitats within the Site are of limited value to terrestrial mammals, although species including Badger, Hedgehog and Red Fox may move through the Site and wider landscape. Precautionary measures should be implemented during construction to prevent animals becoming trapped within excavations, pipework or other open features.

Water Vole and Otter – The adjacent Ashby-de-la-Zouch Canal and Wharf Pit 3 provide suitable habitat for Water Vole and Otter. Three targeted surveys were undertaken during 2026, with no evidence of either species recorded within or adjacent to the Site, and neither species was recorded by the supplementary camera monitoring. On the basis of the survey findings, no species-specific licence or substantive mitigation is currently considered necessary. Where temporary works, construction access or other construction activity is required within 5 m of either waterbody, the affected bank and immediately adjacent habitat should be checked by a suitably qualified ecologist no more than 48 hours before those works commence. If evidence of Water Vole or a potential water vole burrow is identified, works within the affected area must not commence until the potential impacts and any additional mitigation or licensing requirements have been assessed.

1. INTRODUCTION

This report has been prepared by Clayton Ecology Ltd for Hinckley Sea Cadets. The report provides the results of a Preliminary Ecological Appraisal (PEA) and a series of bat emergence surveys, and Water Vole surveys for proposed works at Hinckley Sea Cadets, Rear of Wharf Inn, Coventry Road, Hinckley, LE10 0NQ.

The proposed works comprise a single-storey extension and the replacement of existing shipping containers with a new storage building and shower block.

The location of the impact sites in relation to wider environment is provided in Figure 1.

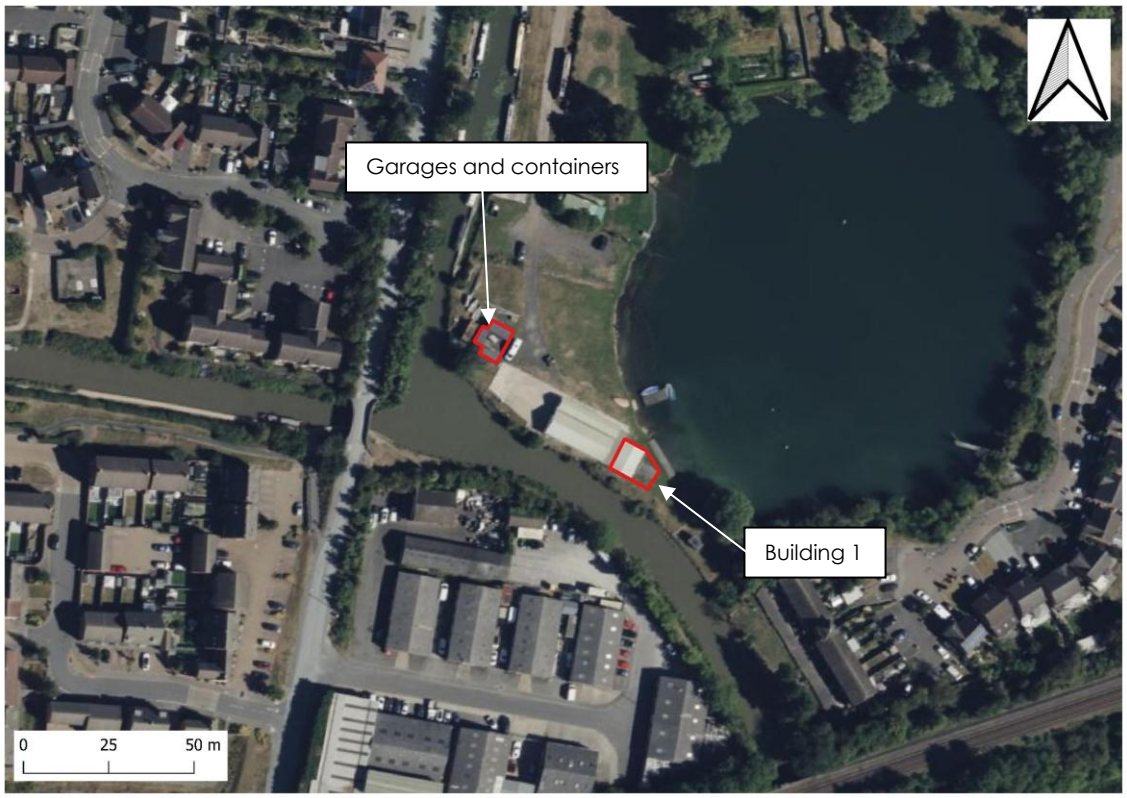


Figure 1: The impact areas (outlined in red). All aerial imagery courtesy of Bing Maps.

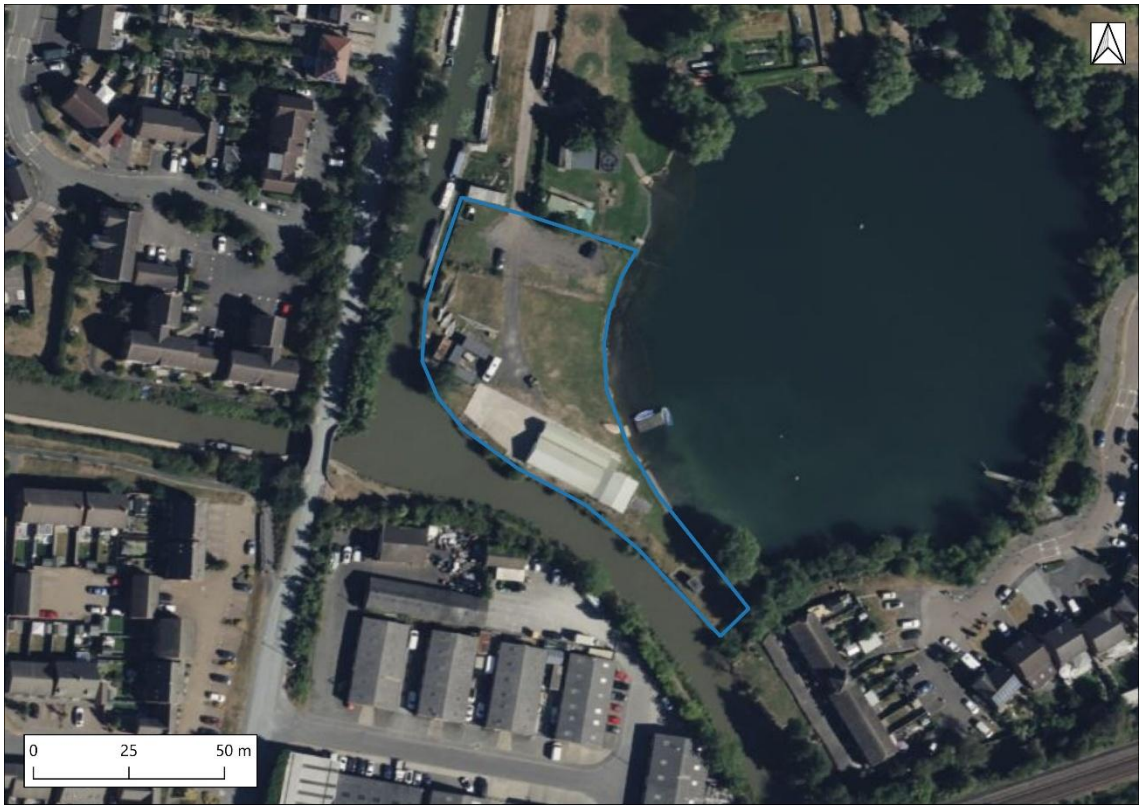


Figure 2: The survey area (outlined in blue). All aerial imagery courtesy of Bing Maps.

2. SURVEY METHODOLOGY

2.1 Desktop study

A desktop study which comprised a search for records of designated wildlife sites, and protected species licences within a 1km radius was acquired through the government MAGIC website. A search of local biodiversity records within a 1km radius was commissioned from Leicestershire and Rutland Environmental Records Centre (LRERC) on 4th March 2026.

2.2 Habitat Survey

The Site was subjected to a Preliminary Ecological Appraisal as per CIEEM (2017) survey methodology. This involved systematically walking over the Site and classifying each parcel of land on the basis of vegetation into UKHab Habitats. Notes were made on the structure and composition of habitats. A search for any invasive non-native species such as Japanese Knotweed (*Reynoutria japonica*) and Himalayan Balsam (*Impatiens glandulifera*) was also carried out.

Target notes were used to record any habitats or features of particular interest and any sightings, signs or evidence of protected or notable faunal species or any potential habitat for such species, as detailed below:

- The suitability of habitats was assessed for nesting birds, including ground nesting birds.
- Trees with features suitable for roosting bats were noted. Boundary features were assessed for their potential suitability for bat foraging and commuting.
- The suitability of habitats was assessed for mammals, in particular Badger (*Meles meles*) and Hedgehog (*Erinaceus europaeus*).
- The suitability of habitats was assessed for reptiles and amphibians, including Great Crested Newt (*Triturus cristatus*).
- The suitability of surrounding habitats was assessed for Otters (*Lutra lutra*) and Water Voles (*Arvicola amphibius*).

The ideal time to carry out a PEA habitat survey is during the plant growing season (i.e. April-September) and this is also when most fauna are active.

The habitats in this report are presented in accordance with UK Habitat Classification System Version 2.0 (UKHab Ltd, 2023). The system includes the use of primary and secondary codes to provide information about habitats on Site, which are also described in more results below.

2.3 Preliminary Bat Roost Assessment

A Preliminary Bat Roost Assessment was undertaken on the buildings. This survey was completed in accordance with the Good Practice Guidelines (Collins 2023), comprising a visual inspection of the building (formerly referred to as a bat scoping survey) as part of the ecological assessment of the potential development footprint.

The methodology included examining the buildings for potential roost features and assessing the likelihood of these features being used by bats. This included searching for evidence of bat roosting in the form of feeding remains, droppings, staining, worn surfaces and the bats themselves (alive or dead).

Equipment used included a powerful torch, collapsible ladders, camera, and binoculars.

2.4 Bat Emergence Surveys

Building 1 was assessed as having moderate suitability for roosting bats. In accordance with the recommendations of the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2023), two dusk emergence surveys were therefore undertaken to determine the presence/likely absence of roosting bats and to inform the proposed works.

The garages and storage containers were assessed as having negligible suitability for roosting bats and, in accordance with the same guidance, no further bat surveys were required for these structures.

The first dusk emergence survey of Building 1 was undertaken on 18th May 2026 and the second on 11th June 2026. During each survey, two bat ecologists, including one licensed bat surveyor, were deployed alongside two Guide TK612 thermal imaging cameras. Surveyors were also equipped with bat detectors comprising Echo Meter Touch 2/Pro detectors and a Batlogger M2.

Surveyor and Night Vision Aid positions were selected to provide adequate coverage of Building 1. Each survey commenced 15 minutes prior to sunset and continued for 105 minutes after sunset. All bat activity observed or detected by the surveyors during the survey period was recorded.

Stills from the NVA positions at the end of the survey are provided in Appendix 3.

2.5 Water Vole Surveys

Three Water Vole presence/likely absence surveys were undertaken on 28th April, 18th May and 22nd July 2026. The surveys broadly followed the field survey methodology set out within the *Water Vole Mitigation Handbook* (Dean et al., 2016), comprising searches for field signs indicative of Water Vole activity along the banks and within approximately 5 m of the water's edge.

The survey area included the sections of Wharf Pit 3 and the Ashby-de-la-Zouch Canal immediately adjacent to the Site, extending approximately 10 m beyond the Site in each direction. Where direct access to the opposite bank of the canal was not available, this was inspected using binoculars. The survey areas are shown in Figure 3 below.

All three surveys were undertaken during suitable weather conditions. The surveys were completed between late April and late July and therefore all fell within the recommended Water Vole survey season.

No field signs indicative of Water Vole were recorded during any of the surveys. Supplementary camera monitoring undertaken in the vicinity of the proposed works also recorded no Water Vole activity.



Figure 3: The Water Vole Survey Area. All aerial imagery courtesy of Bing Maps.

2.6 Static Camera Traps

To provide supplementary information on mammal activity within the Site, particularly potential use by Otter, two Browning Dark Ops Pro X 1080 camera traps were deployed in the vicinity of the storage containers from 28th April 2026.

During the initial deployment period, one camera became obstructed following clearance works undertaken by the adjacent boating club, which limited the usable footage from that camera. Technical issues also affected footage from the second camera during part of the initial deployment.

Following changes to the area beneath the storage containers, one camera was repositioned to the location shown as Camera 3 in Figure 4. Camera monitoring subsequently continued from 19th May to 7th July 2026 without further issues.



Figure 4: The Static Camera Trap positions. All aerial imagery courtesy of Bing Maps.

2.7 Survey constraints

The PEA survey was undertaken outside of the optimal period for habitat surveys (April to October). The Site was reinspected during targeted species surveys undertaken between May and June, which validated the results of the initial PEA survey. Sufficient information was gathered on protected/notable species in terms of the likelihood of occurrence at the Site (as far as is reasonably possible during any Preliminary Ecological Appraisal survey).

Evidence of bat use on external elevations may be removed or obscured by weathering. Evidence within enclosed and undisturbed internal voids is generally more likely to persist.

There were no constraints for the emergence surveys.

2.8 Personnel

The PEA and PBRA surveys were undertaken by Clayton Ecology Ltd on 12th January 2026. The surveys were carried out by Nick Clayton BSc (Hons) ACIEEM (Bat Licence: 2025-84485-CL18-BAT; GCN Licence: 2025-81930-SCI-CL08).

Nick has extensive experience in habitat survey and Site assessment for protected species and is appropriately qualified for the surveys based on the CIEEM competencies for habitat and species surveys (CIEEM, 2018). Nick is accredited on the River Condition Assessment for Biodiversity Net Gain.

The targeted riparian mammal surveys were led by Nick Clayton on 28th April 2026, 18th May 2026, and 22nd July 2026.

The emergence survey on 18th May 2026 was led by Nick Clayton BSc (Hons) ACIEEM (Bat Licence: 2025-84485-CL18-BAT) at position 1, supported by Maiya Evans BSc (Hons) at position 2.

The emergence survey on 11th June 2026 was led by Nick Clayton BSc (Hons) ACIEEM (Bat Licence: 2025-84485-CL18-BAT) at position 2, supported by Dillon Coleman at position 1.



Figure 5: The surveyor/NVA positions during the emergence surveys.

2.9 Weather Conditions

The weather conditions for the PEA and PBRA surveys were dry with sufficient daylight enabling the surveyor to view the habitats/building appropriately.

The weather conditions during the emergence surveys are shown in Table 1 below:

Date	Start time	Sunset	End time	Temperature (°C)		Cloud Cover (%)		Wind (Beaufort)		Precipitation	
				Start	End	Start	End	Start	End	Start	End
18/05/2026	20:45	21:00	22:30	12	10	100	10	B0	B1	Nil	Nil
11/06/2026	21:13	21:28	22:58	16	12	100	100	B0	B0	Nil	Nil

Table 1: Weather data for the emergence surveys.

3. PEA SURVEY RESULTS

3.1 Desk Study

3.1.1 Designated and Wildlife Sites

A search of the MAGIC Map application identified no Statutory Designated Sites (Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves or Local Nature Reserves) within 1km of Site.

LRERC provided details of 8 non-statutory designated sites within a 1km buffer of the Site. No non-statutory designated sites are present within the area to be impacted however Ashby Canal LWS is located in close proximity to the Site.

Site Name	Designation	Interest	Direction from Site	Distance from Site (m)
Ashby Canal	Local Wildlife Site (historic)	Habitat	S	5
Ashby Canal, railway to Limekilns	Local Wildlife Site (candidate)	Habitat	SE	131
Sketchley Brook site, Burbage	Local Wildlife Site (candidate)	Habitat and species	SE	153
Sketchley Brook Pool	Local Wildlife Site (potential)	Habitat	SE	530
Sewage Works Willow	Local Wildlife Site (potential)	Botanical	SE	718
Harrow Brook	Local Wildlife Site (historic)	Habitat	NW	811
Brodick Road Flood Retention Area	Local Wildlife Site	Habitat and species	NW	813
Hinckley, A5 oak near Page Hall farm access	Local Wildlife Site (candidate)	Botanical	SW	834

Table 2: Non-statutory designated sites within 1km of the Site.

3.2 Habitat Survey Results

The area to be impacted is located within Hinckley. The Site is bordered by Ashby-de-la-Zouch Canal to the south and west, a large waterbody to the east and residential/commercial infrastructure to the north and west.

The UK Habitat Map illustrating the habitats described below is provided in Appendix 1.

3.2.1 UKHab Habitat Codes

The following habitats were recorded from the survey area (using UK Hab):

- Bare ground - 510
- Developed land; sealed surface – u1b
- Modified grassland – g4

3.2.2 Bare ground - 510

This describes the ground beneath the existing containers on-site.





Photographs 1&2: Bare ground under the existing containers on-site.

3.2.3 Developed land; sealed surface – u1b

This describes the ground beneath Building 1 on-site.



Photograph 3: Developed land; sealed surface under the existing buildings on-site.

3.2.4 Modified grassland – g4

The existing buildings and structures on-site are surrounded by modified grassland (see Photograph 3).

Species observed within the modified grassland can be seen within Table 3 below.

Scientific Name	Common Name	DAFOR
Lolium perenne	Perennial Rye-grass	Dominant
Rubus fruticosus agg.	Bramble	Rare
Ranunculus repens	Creeping Buttercup	Rare
Plantago lanceolata	Ribwort Plantain	Rare
Geranium sp.	Geranium	Rare
Cirsium arvense	Creeping Thistle	Rare
Anthriscus sylvestris	Cow Parsley	Rare
Capsella bursa-pastoris	Shepherd's-purse	Rare
Cardamine hirsuta	Hairy Bitter-cress	Rare

Table 3: Species present within the modified grassland.

3.3 Faunal Results

3.3.1 Bats

A search of the MAGIC Map application identified no previously granted European Protected Species Derogation Licences (for bats) within a 1km radius of the Site.

The LRERC data search returned 49 records of bats within 1km of the Site.

Records included Common Pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*) and unknown bat species.

None of the records were located within the area to be impacted by the proposals. However, records of Daubenton's bat were identified in close proximity to the Site.

The wider habitat is considered to provide suitable foraging/commuting habitat for bats.

Building 1 was considered to be of moderate bat roost potential, requiring two additional bat emergence surveys. The garage and containers were of negligible potential and therefore, no additional surveys were required. Full survey details, including the PBRA and emergence surveys are provided within Section 5 of this report.

3.3.2 Amphibians and Reptiles

A search of the MAGIC Map application identified no previously granted European Protected Species derogation licences, Class Survey Licence returns for Great Crested Newt (GCN), or records associated with the Great Crested Newt Pond Surveys 2017–2019 within 1 km of the Site.

The LRERC data search returned two records of amphibians within 1 km of the Site, comprising one record of Common Toad (*Bufo bufo*) and one record of Common Frog (*Rana temporaria*). Neither record was located within the area affected by the proposals. No reptile records were returned within 1 km of the Site.

No amphibians or reptiles were incidentally recorded during the PEA or subsequent surveys undertaken at the Site.

A review of OS mapping and available aerial imagery identified four water features within approximately 250 m of the Site:

- Wharf Pit 3, located approximately 3 m east of the Site. This is a large waterbody known to support predatory fish, including carp and pike. The presence of established fish populations, together with the character of the waterbody, substantially reduces its suitability as a GCN breeding pond. Due to this, the likelihood of breeding GCN is considered to be negligible, and this waterbody was subsequently scoped out as being a constraint to the proposed development.
- Ashby-de-la-Zouch Canal, located approximately 5 m south and west of the Site. The canal represents a large, connected water feature subject to regular water movement and fish presence and is considered to provide negligible suitability for breeding GCN. Due to this, the likelihood of breeding GCN is considered to be negligible, and the canal was subsequently scoped out as being a constraint to the proposed development.
- A sustainable drainage feature, located approximately 130 m west of the garages and storage containers and associated with the adjacent residential development. Available historic aerial imagery indicates that this feature is

persistently dry, and it is separated from the Site by the Ashby-de-la-Zouch Canal. It is therefore not considered to provide suitable GCN breeding habitat and scoped out as being a constraint to the proposed development.

- A series of connected waterbodies is located approximately 170 m south-east of the Site. These waterbodies are situated east of the Ashby-de-la-Zouch Canal and may support fish; however, in the absence of specific survey information, the presence of GCN cannot be discounted.

The impact areas combined are small (less than 180 m^2), comprising predominantly developed land, bare ground and closely managed modified grassland, with negligible opportunities for refuge or hibernation. The potentially suitable waterbodies are approximately 170 m from the Site and are separated from it by the Ashby-de-la-Zouch Canal and intervening habitats. Taking account of the limited extent and suitability of terrestrial habitat affected by the proposals, the likelihood of GCN occurring within the works area is considered to be negligible.

To further support the assessment, a Rapid Risk Assessment was completed using the Great Crested Newt Method Statement for EPS licence applications (Natural England, 2020), as presented in Figure 6. The assessment returned a result of **GREEN: OFFENCE HIGHLY UNLIKELY**.

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)	0.001 - 0.01 ha lost or damaged	0.005
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.005
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

Figure 6: Great Crested Newt Method Statement for EPS licence application (Natural England 2020).

Common amphibians, including Common Toad and Common Frog, may nevertheless occur within the Site and surrounding habitats. The Site and adjacent habitats also provide some suitability for reptiles, particularly Grass Snake (*Natrix helvetica*), which may occur within the immediate and wider area.

3.3.3 Mammals

Badger

The LRERC data search returned four records of badger within 1km of the Site, none of which were from the area to be impacted.

No evidence of badgers was observed within 30 m of the area to be impacted by the proposals during the PEA survey.

Habitats on-site are considered to be of limited value for badgers, however the species may commute across the landscape.

Hedgehog

The LRERC data search returned 28 records of Hedgehog (*Erinaceus europaeus*) within 1km of the Site, none of which were from the area to be impacted.

No hedgehogs or field signs attributable to hedgehog were incidentally recorded during the PEA survey.

Habitats on-site are considered to be of limited value for hedgehogs, however the species may commute across the landscape.

Otter and Water Vole

The LRERC data search identified 11 records of Water Vole (*Arvicola amphibius*) and three records of Otter (*Lutra lutra*) within 1 km of the Site. None of these records were located within the area that would be affected by the proposals, although Water Vole records were identified close to the Site with a six figure grid reference (which encompasses an area of 1 ha) at SP411929.

No waterbodies are present within the affected area. However, waterbodies near the Site contain habitats suitable for Water Voles, and potentially for Otters.

Walkover surveys were conducted on three separate occasions along the Site boundaries; no surveys identified evidence of Water Vole or Otter presence within or adjacent to the Site.

3.3.4 Birds

The LRERC data search returned 33 records of birds within 1km of the Site, none of which were from the area to be impacted.

Records included Barn Owl (*Tyto alba*), Bullfinch (*Pyrrhula pyrrhula*), Canada Goose (*Branta canadensis*), Cetti's Warbler (*Cettia cetti*), Dunnock (*Prunella modularis*), Fieldfare (*Turdus pilaris*), Green Sandpiper (*Tringa ochropus*), House Sparrow (*Passer domesticus*), Kingfisher (*Alcedo atthis*), Redwing (*Turdus iliacus*), Skylark (*Alauda arvensis*), Song Thrush (*Turdus philomelos*), Starling (*Sturnus vulgaris*), Swallow (*Hirundo rustica*), Swift (*Apus apus*) and Yellow Wagtail (*Motacilla flava*).

Habitats on-site are considered to be of limited value for nesting birds.

No evidence of bird nesting was observed within the Site, during any of the surveys presented within this report.

3.3.5 Crayfish

The LRERC data search returned 1 record of the invasive Signal Crayfish (*Pacifastacus leniusculus*) within 1km of the Site. The record is not from the area to be impacted.

The LRERC data search did not return any records of the protected White-clawed Crayfish (*Austropotamobius pallipes*) within 1km of the Site.

No waterbodies are present within the Site, however there are waterbodies in close proximity to the Site with habitats suitable for crayfish.

3.3.6 Other Species

The LRERC data search returned 1 record of a Section 41 listed invertebrate – Cinnabar (*Tyria jacobaeae*) within 1km of the Site. The record is not from the area to be impacted.

No notable invertebrates were recorded during the PEA survey.

The LRERC data search also returned records of the following invasive animal species:

- 1 record of Zander (*Sander lucioperca*)
- 1 record of Zebra Mussel (*Dreissena polymorpha*)
- 1 record of Harlequin Ladybird (*Harmonia axyridis*)
- 1 record of Muntjac (*Muntiacus reevesi*)

None of the above listed invasive animal records are from the area to be impacted.

No invasive non-native animal species were incidentally recorded during the PEA survey.

3.3.7 Protected/notable Plants

The LRERC data search returned 10 records of protected/notable plants within 1km of the Site, none of which were from the area to be impacted.

Records included Black Poplar (*Populus nigra subsp. betulifolia*), Bluebell (*Hyacinthoides non-scripta*), Buck's-horn Plantain (*Plantago coronopus*), Chicory (*Cichorium intybus*), Columbine (*Aquilegia vulgaris*), Medlar (*Mespilus germanica*), Small-leaved Lime (*Tilia cordata*), Wild Strawberry (*Fragaria vesca*) and Yellow Loosestrife (*Lysimachia vulgaris*).

No Schedule 8 (Wildlife and Countryside Act 1981; as amended) listed plants were recorded during the PEA survey.

3.3.8 Invasive Plants

The LRERC data search returned 21 records of invasive plant species within 1km of the Site, none of which were from the area to be impacted.

Records included Cherry Laurel (*Prunus laurocerasus*), Curly Waterweed (*Lagarosiphon major*), Giant Hogweed (*Heracleum mantegazzianum*), Himalayan Balsam (*Impatiens glandulifera*), Japanese Rose (*Rosa rugosa*), Monkeyflower (*Erythranthe guttata*), Orange Balsam (*Impatiens capensis*) and Tree-of-heaven (*Ailanthus altissima*).

No Schedule 9 (Wildlife and Countryside Act 1981; as amended) listed plants were recorded during the PEA survey.

4. STATIC WILDLIFE CAMERA RESULTS

Two static wildlife cameras were installed near the containers, which are scheduled for removal under the proposals. Markings near the western corner suggested possible mammal access beneath one container, so further survey work was required to determine whether the containers or the spaces below them provided resting habitat for mammals or waterfowl.

The cameras were deployed for an extended period to establish the presence or likely absence of wildlife, with particular focus on Otter. Camera traps 1 and 2 were installed on 28th April 2026 and operated until 18th May 2026. However, vegetation clearance by the adjacent canal boating club made camera 2 ineffective: footage recorded from 6th May onwards was unusable because the camera had been covered by a tarpaulin and debris. The gaps beneath the containers previously identified as potential resting places for mammals or waterfowl had also been closed and the access across the grassland reduced. Camera 1 was therefore relocated to the position identified as Camera 3. In addition, Camera 2 footage was corrupted during the whole of this period.

No Otters or Water Voles were recorded during the wildlife camera results.



Photograph 4: Static Camera 2 position at the start of the surveys before the fence installation.



Photograph 5: Static Camera 2 position after the fence installation, note the brash and detritus piled up over the camera and reducing access from the watercourse to the containers.



Photograph 6: Static Camera 1 position before the fence installation.



Photograph 7: The new fence installation, all of the detritus is piled on the other side of the fence (not shown).

19th May to 12th June 2026

Camera Traps 2 and 3 combined: As the cameras were positioned adjacent to each other, their records were combined to avoid duplicating data.

Recorded Wildlife:

Domestic Cats accounted for 13 detections across several days. Birds accounted for 12 detections: eight single-bird events, three two-bird events and one Pigeon. Red Foxes accounted for 10 detections, including one during the joint sighting at 00:49 on 29th May and a daily peak of three on 4th June. Two recordings showed a person walking, on 3rd and 11th June. No waterfowl, Otters or Water Voles were detected.

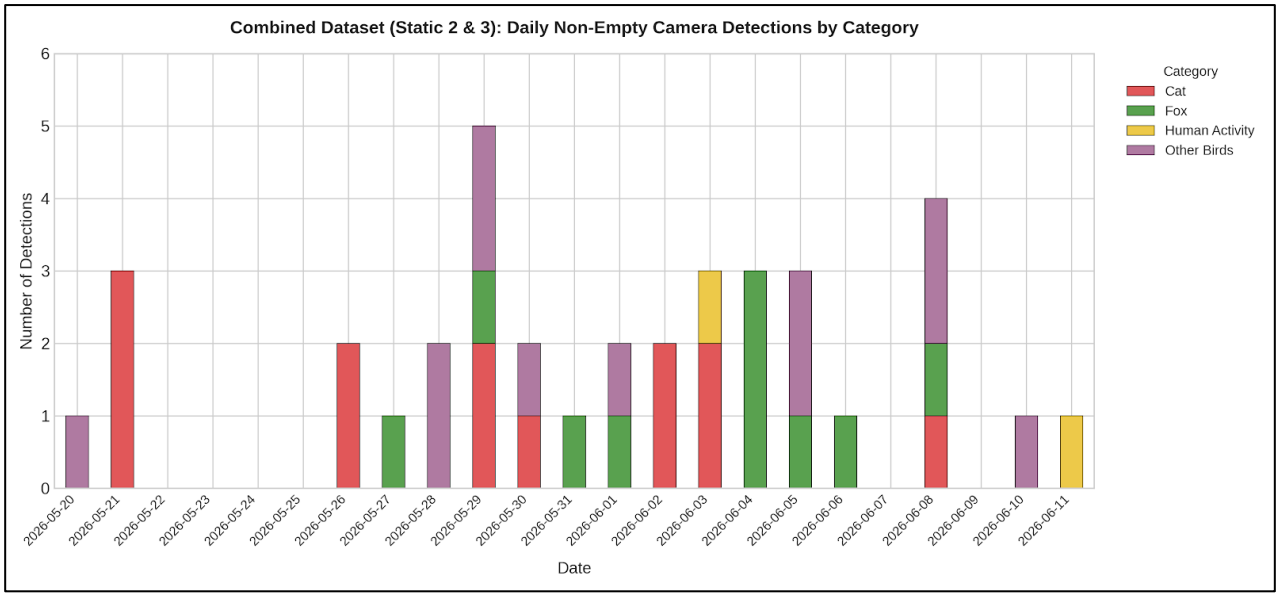


Chart 2: A chart showing the analysed data of Camera Trap 2 and 3 between 20th April and 11th June 2026.

12th June to 7th July 2026

Camera Trap 2 and 3 combined: As the cameras were positioned adjacent to each other, their records were combined to avoid duplicating data.

Recorded Wildlife:

The camera recorded 12 other birds: seven Blackbirds, three Pigeons, one Thrush and one Magpie. It also recorded one Moorhen on 21st June 2026, 11 Cats (one on 19th June, nine on 6th July, and one on 7th July 2026), and two Foxes (one on 13th June and one on 7th July 2026). No Otters or Water Voles were detected.

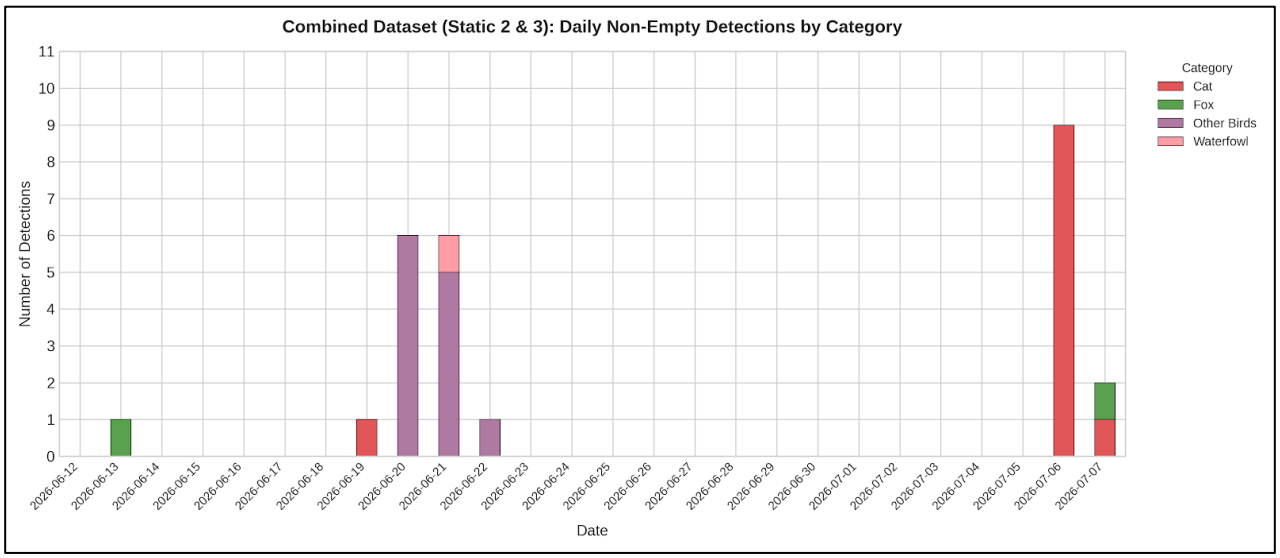


Chart 3: A chart showing the analysed data of Camera Trap 2 between 12th June and 26th June 2026.

5. BAT SURVEY RESULTS

5.1 Preliminary Roost Assessment Results

Building	Building Description	Building Pictures	Bat Roost Suitability
B1	The lean-to extension on the main building is constructed from interlocking wall panels, internal panelling, and an interlocking metal panel roof. Voids behind the internal panelling alongside the vents, as well as gaps above the doors, provide potential access points and suitable features for roosting bats. However, no evidence of roosting bats was identified during the Preliminary Roost Assessment (PRA)	 	Moderate

Garage & containers	The small garage is constructed from interlocking concrete panels with corrugated asbestos-cement roofing sheets; no suitable bat roosting features were identified. The metal storage compounds feature flat roofs and also lack suitable bat roosting opportunities. No evidence of roosting bats was identified in any of these buildings.	 	Negligible

Table 4: Results of the PBRA survey.

Nearby habitats of value to bats in terms of providing commuting, foraging and roosting opportunities include:

- Ashby de la Zouch Canal and associated riparian zone, approximately 5m to the south and west of the Site.
- Waterbodies surrounded by vegetation, located approximately 3m to the east, 170m south-east, and 770m to the north-west of the Site.
- Vegetated gardens, parkland, mature trees and garden hedgerows within the residential/commercial landscape surrounding the Site.

The surrounding landscape is considered to provide suitable foraging and commuting habitat for bats.

5.2 Dusk Emergence Survey – 18th May 2026

During the first dusk emergence survey, 2x bat ecologists (including 1x licence holder) were deployed, alongside 2x night vision aids. The NVAs covered all aspects of Building 1 and still images of the NVA outputs at the end of the survey are shown in Appendix 3.

The surveyor at position 1 recorded 15 observations of bat activity. This included Common Pipistrelle (*Pipistrellus pipistrellus*) and Myotis sp. which were observed foraging around the building intermittently between 22:09 – 22:20. Daubenton's bats (*Myotis daubentonii*) were observed foraging over the nearby lake during the survey period. Common Pipistrelles were also heard (but not seen) on 3 occasions between 21:22 – 22:08.

The surveyor at position 2 recorded 9 observations of bat activity. Common Pipistrelle bats flew past from north to south at 21:54 and 21:56. Myotis sp. were observed foraging over the nearby lake during the survey period. All other observations were heard (but not seen) including intermittent Common Pipistrelle calls between 22:03 – 22:30 and intermittent Myotis sp. calls between 22:12 – 22:30.

No bats were observed emerging from the building.

5.3 Dusk Emergence Survey – 11th June 2026

During the second dusk emergence survey, 2x bat ecologists (including 1x licence holder) were deployed, alongside 2x night vision aids. The NVAs covered all aspects of Building 1 and still images of the NVA outputs at the end of the survey are shown in Appendix 3.

The surveyor at position 1 recorded 13 observations of bat activity. A Noctule (*Nyctalus noctula*) flew over from north to south at 21:29 and a Myotis sp. was observed foraging over the nearby lake at 22:57. All other observations were heard (but not seen) including Common Pipistrelle on 7 occasions between 22:11 – 22:37 and Noctule on 4 occasions between 21:55 – 22:19.

The surveyor at position 2 recorded 12 observations of bat activity. A Noctule flew over from north to south at 21:29. All other observations were heard (but not seen) including Common Pipistrelle on 8 occasions between 22:12 – 22:48, Noctule at 21:56 and 22:06 and Myotis sp. at 22:43.

No bats were observed emerging from the building.

6. ECOLOGICAL EVALUATION

6.1 Designated Nature Conservation Sites

The Ashby Canal, identified by LRERC as a historic Local Wildlife Site, is located approximately 5 m to the south and west of the Site. Precautionary measures, as detailed in Section 6.2, should be implemented during the works to prevent dust, debris and pollutants from entering or otherwise adversely affecting the watercourse.

Given the small scale and nature of the proposed works, together with the distance from other non-statutory and statutory designated sites, no adverse effects upon these sites are anticipated. This includes Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves and Local Nature Reserves.

6.2 Habitats

The habitats within the Site are considered to be of low ecological value.

However, as discussed in Section 6.1, the adjacent Ashby Canal, which is identified by LRERC as a historic Local Wildlife Site, is of greater ecological value, and precautionary measures will be required during the works to avoid adverse effects. Wharf Pit 3, a large waterbody located approximately 3 m east of the Site, is also considered to be of ecological value and should be similarly protected during construction.

The following precautionary measures should be implemented during the works to minimise the risk of dust, debris, sediment and pollutants entering or otherwise adversely affecting these adjacent aquatic habitats:

1. Protection Zone – Where practicable, a minimum 5 m protection zone should be maintained from the banks of the Ashby Canal and Wharf Pit 3. The protection zone should be clearly demarcated prior to commencement of works using temporary fencing or another suitable physical barrier. No storage of materials, plant movement or other construction activities should take place within this area unless specifically required as part of the approved works.

2. Pollution Prevention – Appropriate controls should be implemented to prevent contaminated runoff, sediment or other pollutants entering the adjacent waterbodies. Measures may include temporary bunding, silt fencing or other suitable runoff-control measures. Cement, concrete or other potentially polluting materials must not be washed out close to the waterbodies or any drainage route leading to them. Vehicles and machinery should be maintained in good working order and regularly checked for leaks. Spill kits should be readily available on Site throughout the construction period.

3. Dust Management – Dust generation should be minimised during dry and windy conditions. Where necessary, exposed surfaces should be dampened, cutting of materials should be undertaken away from the waterbodies, and fine materials such as sand and cement should be covered or stored within enclosed containers.

4. Material Storage – Construction materials, fuels, chemicals, waste and equipment should be stored within designated areas away from the adjacent waterbodies and outside the protection zone. Where sufficient space is available, these should be located at least 10 m from the banks.

5. Contractor Briefing – All contractors working on the Site should be made aware of the proximity and ecological sensitivity of the Ashby Canal LWS and Wharf Pit 3, and should be briefed on the required protection measures before works commence.

6.3 Protected/Notable Species

6.3.1 Floral species

Schedule 8 plants

During the PEA survey, no plant species listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) or nationally rare or scarce plants, as defined by Wiggington (1999) and Stewart et al (1994) respectively, were observed.

The potential impact upon any notable flora from the proposed works is considered to be negligible.

Schedule 9 plants

The LRERC data search returned 21 records of invasive non-native plant species within 1 km of the Site.

No invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded during the PEA survey. However, contractors should remain vigilant for the presence of invasive non-native plants during the works. If any such species are identified or suspected, works within the affected area should cease and advice should be sought from a Suitably Qualified Ecologist regarding appropriate management measures to prevent their spread.

6.3.2 Faunal species

Bats

All British bat species and their roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to kill, injure or disturb bats, or to damage or destroy their breeding sites or resting places. Where development works have the potential to affect bats or their roosts, a licence from Natural England may be required.

The LRERC data search returned 49 records of bats within 1km of the Site.

None of the records were located within the area to be impacted by the proposals. However, records of Daubenton's bat (*Myotis daubentonii*) were identified in close proximity to the Site, alongside direct observation of this species during the emergence surveys.

Building 1

No bats were observed emerging from or re-entering Building 1 during either dusk emergence survey.

On the basis of the survey findings, no further bat surveys, roost-specific mitigation or European Protected Species licence are considered necessary in relation to the proposed works to Building 1.

As with any building containing potential roost features, a residual risk remains that an individual bat may be encountered during the works. As a precaution, the unexpected bat procedure provided in Appendix 2 should be retained on Site and included within the site induction for relevant contractors.

If a bat, or evidence indicative of a bat roost, is encountered during the works, works in the affected area must cease immediately and advice should be sought from a suitably qualified ecologist.

Containers and Garage

The garage and storage containers were assessed as having negligible suitability for roosting bats. In accordance with current best practice guidance, no further bat surveys are required for these structures.

It is considered that the proposed works to the garage and storage containers will not require a European Protected Species licence.

As a general precaution, the unexpected bat procedure provided in Appendix 2 should be followed in the unlikely event that a bat is encountered during the works.

Artificial Lighting

Bat activity recorded during the dusk emergence surveys confirmed that habitats surrounding the Site, particularly the adjacent waterbodies and associated vegetation, are used by foraging and commuting bats.

To maintain the suitability of these habitats, unnecessary artificial lighting should be avoided during construction. Any new permanent external lighting should be designed in accordance with *Bats and Artificial Lighting at Night* (ILP/BCT Guidance Note GN08/23), with particular regard to avoiding illumination of the Ashby Canal, Wharf Pit 3 and associated marginal vegetation.

Where external lighting is required, the following principles should be applied:

- lighting should be restricted to locations where it is necessary and directed away from adjacent aquatic and vegetated habitats;
- LED luminaires should be used, with a warm-white light source of 2700 K or lower;
- luminaires should contain no UV component and should have good optical control, with negligible or zero upward light output;
- luminaires should be mounted horizontally and directed downwards, avoiding upward tilt and unnecessary light spill;
- lighting levels and operating periods should be kept to the minimum necessary, with motion sensors, timers or dimming used where appropriate; and
- where required, a suitably qualified lighting professional should design the lighting scheme in consultation with the project ecologist.

<u>Amphibians and Reptiles</u>

The desk study returned records of Common Toad (*Bufo bufo*) and Common Frog (*Rana temporaria*) within 1 km of the Site, but no records of Great Crested Newt (GCN) or reptiles. No amphibians or reptiles were incidentally recorded during the surveys undertaken at the Site.

As detailed in Section 3.3.2, the majority of water features within 250 m of the Site were assessed as providing negligible or unsuitable breeding habitat for GCN. The presence

of GCN could not be fully discounted from the waterbodies approximately 170 m south-east of the Site. The Site itself comprises predominantly developed land, bare ground and closely managed modified grassland, providing negligible opportunities for refuge or hibernation.

Taking account of the small scale of the Site, the limited suitability of the affected terrestrial habitats and the separation from potentially suitable breeding habitat, the likelihood of GCN occurring within the works area is considered to be negligible. This is further supported by the Natural England Rapid Risk Assessment, which returned GREEN: OFFENCE HIGHLY UNLIKELY.

No further GCN survey or European Protected Species licensing is therefore considered necessary.

Common amphibians and reptiles may nevertheless occur occasionally within the Site and surrounding habitats. Appropriate precautionary measures should therefore be followed during the works, as provided in Appendix 4.

Nesting Birds

All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended) while the nest is in use or being built.

The LRERC data search returned 33 records of birds within 1 km of the Site.

No evidence of active bird nesting was identified during the ecological surveys undertaken within the Site. However, suitable nesting opportunities may still be present within the buildings and associated habitats.

Where works affecting suitable nesting habitat are undertaken during the main bird breeding season, generally March to August/September, a check for active nests should be completed immediately prior to works.

If an active nest is identified, the nest and an appropriate surrounding area must be retained and left undisturbed until the young have fledged and the nest is no longer in active use.

Terrestrial Mammals

The LRERC data search returned four records of badger and 28 records of hedgehog within 1km of the Site, none of which were from the area to be impacted.

No incidental evidence of terrestrial mammals was recorded during the PEA survey.

On-site habitats are of limited value to terrestrial mammals, although species such as badgers, hedgehogs and foxes may move through the wider landscape.

The extensive camera trapping surveys within the Site confirmed that foxes use the Site, with badgers and hedgehogs not recorded during these surveys.

To protect terrestrial mammals, any trenches or holes left open overnight must include an escape route, such as a sloped end or a ramp. Additionally, all exposed pipework, open-ended conduits, and voids greater than 50 mm in diameter must be securely capped, covered, or blocked overnight to prevent small mammals, reptiles, and amphibians from becoming trapped. If capping is not possible, a Suitably Qualified Ecologist or the Site Manager must inspect the pipes daily before work begins.

Badgers (*Meles meles*) and their setts are protected under the Protection of Badgers Act 1992 (as amended). It is an offence to intentionally kill, injure or take a badger, or

to damage, destroy or disturb a badger sett. In the unlikely event that a badger sett is encountered during the works, activities should cease and advice should be sought from a Suitably Qualified Ecologist before works resume.

Otters and Water Voles

The LRERC data search returned 11 records of Water Vole (*Arvicola amphibius*) and three records of Otter (*Lutra lutra*) within 1 km of the Site. The adjacent Ashby-de-la-Zouch Canal and Wharf Pit 3 provide suitable habitat for these species, and the proposed works are located in close proximity to both waterbodies.

Three water vole surveys were undertaken during the 2026 survey season, with no field signs indicative of Water Vole recorded within the surveyed areas. No evidence of Otter was identified during the walkover surveys, and no Otter or Water Vole activity was recorded by the camera traps.

On the basis of the survey findings, no evidence was identified to indicate that Water Vole or Otter are currently using the areas affected by the proposals. No species-specific licence or substantive mitigation is therefore considered necessary on the basis of the current survey information.

Given the close proximity of the works to the adjacent water features, precautionary measures should nevertheless be implemented during construction to avoid encroachment into the banks and to prevent sediment, debris or pollutants entering the aquatic habitats. These measures are detailed in Section 6.2.

Where any temporary works, construction access or other construction activity is required within 5 m of the banks of the Ashby-de-la-Zouch Canal or Wharf Pit 3, the affected bank and immediately adjacent habitat should be checked by a suitably qualified ecologist no more than 48 hours prior to commencement of those works. The check should include a search for water vole burrows and fresh field signs indicative of Water Vole activity.

If evidence of Water Vole, or a potential Water Vole burrow, is identified within or immediately adjacent to the affected area, works in that location must not commence until the potential impacts have been assessed by a suitably qualified ecologist and any additional mitigation and/or licensing requirements have been determined.

Crayfish

No records of White-clawed Crayfish (*Austropotamobius pallipes*) were returned within 1 km of the Site. Given the nature of the proposed works and the precautionary measures to protect adjacent aquatic habitats, no adverse effects on this species are anticipated.

Other Species

The LRERC data search returned a single record of a Section 41 listed invertebrate.

Potential impacts from the proposals on rare/notable invertebrates are considered to be negligible.

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Wigginton, M.J. (ed.) (1999). *British Red Data Books: 1. Vascular Plants*, 3rd Edition. Joint Nature Conservation Committee, Peterborough.

APPENDIX 1 - UKHAB HABITAT MAP



APPENDIX 2: PROCEDURE IF A BAT IS DISCOVERED DURING WORKS

If a bat, or evidence indicative of a bat roost, is discovered during the works, all works within the affected area must stop immediately and **Clayton Ecology Ltd** should be contacted on **07473 657591**.

The bat should be left in situ and must not be handled by contractors. Where a bat is exposed within the building fabric, the affected feature should be left undisturbed and, where necessary and safe to do so without contacting the bat, temporarily protected from weather and further disturbance while ecological advice is sought.

Clayton Ecology Ltd will provide advice and, where required, arrange attendance by an appropriately licensed bat ecologist. The ecologist will assess the situation and determine whether the works can proceed or whether additional measures and/or licensing are required.

Works within the affected area must not recommence until advised by the ecologist that it is appropriate to do so.

If a bat is uncovered beneath a tile, cladding or within another feature of the building and does not leave voluntarily, the feature should not be further disturbed. Where practicable, it should be temporarily reinstated or protected while retaining an exit route for the bat, pending advice from the ecologist.

APPENDIX 3: STILL IMAGES OF NVA OUTPUTS AT END OF SURVEYS

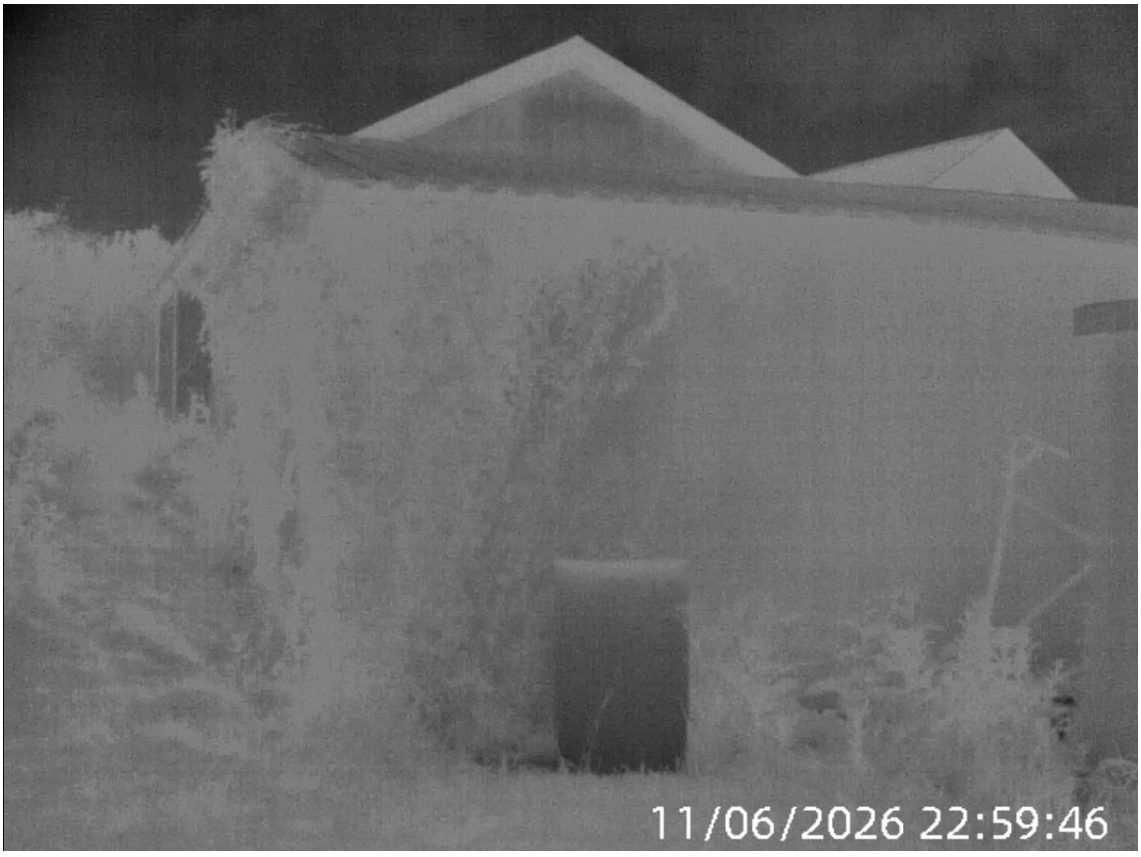
Survey 1:





Survey 2:





APPENDIX 4: PRECAUTIONARY WORKING METHOD STATEMENT

To prevent harm, injury, or disturbance to protected and priority UK wildlife—including hedgehogs, amphibians, reptiles, badgers, bats, and nesting birds—precautionary measures and Reasonable Avoidance Measures (RAMs) must be implemented throughout all site clearance and construction works. Vegetation and ground clearance should ideally be undertaken during the active season for reptiles and amphibians, from April to October inclusive, when ambient temperatures consistently exceed 8–10°C. Destructive ground works near potential hibernacula must be avoided during the winter hibernation period from November to March. Furthermore, standard clearance of trees, scrub, hedgerows, or dense vegetation should take place outside the core bird nesting season, which runs from March to August inclusive. If clearance during this period is unavoidable, a Suitably Qualified Ecologist (SQE) must conduct a pre-clearance nesting bird survey within 24 to 48 hours prior to work commencing.

All vegetation clearance must be carried out systematically in a single direction towards retained suitable habitats, boundary hedgerows, or off-site green corridors to encourage animals to disperse naturally. Taller vegetation, such as brambles, scrub, and long grass, must be cleared in two distinct stages. The first cut must reduce vegetation down to a height of 15–30 cm, after which the area must be left undisturbed for a minimum of 24 hours to allow wildlife sufficient time to move away. The second cut can then reduce the remaining vegetation down to ground level using hand-held machinery under close visual supervision.

Any trenches, pits, or deep excavations left open overnight must be fitted with a dedicated escape route, such as a soil ramp or a wooden scaffold board placed at an angle no steeper than 45 degrees, to allow trapped mammals or amphibians to climb out safely. All open excavations must be inspected each morning prior to restarting work. Additionally, all exposed pipework, open-ended conduits, drainage channels, and voids greater than 50 mm in diameter must be securely capped, covered, or plugged overnight.

Piles of brash, woodchips, rubble, turf, or soil spoil must not be accumulated or stored on-site, as these act as artificial hibernacula and attract reptiles, amphibians, and hedgehogs. All waste generated during works must be removed from the site or placed directly into covered skips on the same day. Similarly, building materials, bricks, sandbags, and timber must be stored off the ground on raised pallets or placed on hardstanding, such as concrete or tarmac, rather than directly on bare earth or grass to prevent animals from taking shelter underneath.

Machine operators must check beneath parked vehicles, heavy machinery, stored equipment, and stationary plant before moving them at the start of each day, as hedgehogs and small mammals frequently shelter under machinery for warmth. To protect bats and other nocturnal wildlife, temporary construction lighting and security floodlights must be directed away from retained trees, hedgerows, watercourses, and boundary habitats. High-intensity lighting must be switched off outside working hours to maintain unlit dark corridors for foraging and commuting wildlife, with hoods or cowls fitted to minimize light spill.

If any protected species—such as Great Crested Newts, reptiles, bats, badgers, water voles, or otters—or priority species such as hedgehogs are discovered during works, all machinery and operations within that area must cease immediately. The Site Manager and a Suitably Qualified Ecologist (SQE) or Ecological Clerk of Works (ECoW) must be

notified straight away. Works must not recommence until the ecologist has assessed the situation and provided site-specific guidance or obtained relevant statutory species licensing under the Wildlife and Countryside Act 1981 or The Conservation of Habitats and Species Regulations 2017.