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## Preliminary Ecological Appraisal

### Survey site:

Workhouse Lane, Burbage, Hinckley, LE10 2JW

### Client:

Cameron Homes

### Survey date:

5<sup>th</sup> October 2025

### Project:

This report is prepared to inform a planning application with Hinckley and Bosworth Borough Council. The proposal is described as:  
Residential development of the site.

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

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.

| Site Location and Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |              |                 |            |      |
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| <p>The survey site is centred on National Grid Reference SP 44243 91857 and has an area of approximately 2.5ha. The site comprises an area of grassland, currently utilised for haylage purposes, whilst being encapsulated by hedgerows, that run around the boundary of the site. The site is bound by Workhouse Road to the east, dwellings to the north and south, and further agricultural fields to the west and south. It is located within the village of Burbage, on the fringe of the town of Hinckley, south-west Leicestershire. The wider landscape comprises a mosaic of agricultural fields and residential development.</p> <p>The underlying geology for the site comprises mudstone (Mercia Mudstone Group), with superficial deposits of sand and gravel (Wolston Sand and Gravel). These areas are overlaid with slightly acid loamy and clayey soils with impeded drainage, typical habitats of which include wide range of pasture and woodland types.</p> <p><i>Background</i></p> <p>A Preliminary Ecological Appraisal (PEA) was previously undertaken at the site by Harris Lamb in 2020. As part of this assessment, targeted reptile surveys and environmental DNA (eDNA) surveys of ponds within the surrounding area were completed. These surveys returned negative results for both faunal groups. The findings of this earlier PEA have been referenced within this report where relevant.</p> |                  |              |                 |            |      |
| Survey Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |              |                 |            |      |
| <p>The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS) [Barn Owl] (CL29/00097) (Natural Resource Wales Protected Species Licence Number: [Bats] (S094455/1)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |              |                 |            |      |
| Date of survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (mph) | Rain |
| 05/10/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 15               | 65           | 80              | 2          | None |
| Survey limitations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |              |                 |            |      |
| <p>It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |              |                 |            |      |

A biological records data search has not yet been undertaken. Given the potential for protected species to occur within the site, and the likelihood of non-statutory designated sites being present within the surrounding area, it is recommended that a biological records data search be commissioned for a 2 km radius of the site. This information should be obtained from the Leicestershire and Rutland Environmental Records Centre to inform and support the ecological assessment.

| <b>Ecological Survey Factor</b><br><br><b>Conclusion, Impact or Recommendations</b>                                                                                                                                                                                                                                                | <b>Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. 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.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <b>Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, pond location plan in appendix 3, proposal plan in appendix 4 and photos in appendix 5).</b><br><b>Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Summary of Survey Findings</i><br><br><i>(UKHab codes used)</i>                                                                                                                                                                                                                                                                 | <p>The site contains native hedgerows which are listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The site also contains mature trees which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Further notable habitats are present within 2km.</p> <p><b>On-site habitat descriptions</b><br/> <b><u>g4 – Modified grassland</u></b></p> <p>The site is dominated by a large field comprising a species-poor rye-grass mix. From a review of historic aerial imagery, the site appears to have been utilised as part of an agricultural regime involving rotational grazing and mowing for haylage purposes. At the time of the survey, the sward was approximately 30–40 cm tall. Species composition is poor and dominated by perennial rye-grass (<i>Lolium perenne</i>), with occasional common nettle (<i>Urtica dioica</i>), meadow foxtail (<i>Alopecurus pratensis</i>), fescue (<i>Festuca</i> sp.), and Yorkshire fog (<i>Holcus lanatus</i>). In the south-western corner of the site, around the ditch, is an area of damper grassland where compact rush (<i>Juncus conglomeratus</i>) occurs frequently. No scrub or bracken (<i>Pteridium aquilinum</i>) is present within this grassland parcel. Physical</p> |

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|  | <p>damage is minimal, affecting less than 5% of the total grassland area. There are no areas of bare ground recorded, and no invasive Schedule 9 plant species were observed within this parcel.</p> <p><b>BNG Condition Assessment - Poor</b></p> <p><u><b>h2a5 – Species-rich native hedgerow with ditch [50]</b></u></p> <p>Located around the boundaries of the site are species-rich native hedgerows. The hedgerows are approximately 3 m high and 2.5 m wide. Species present within the hedgerows are dominated by hawthorn (<i>Crataegus monogyna</i>), with abundant bramble (<i>Rubus fruticosus</i> agg.), elder (<i>Sambucus nigra</i>), and blackthorn (<i>Prunus spinosa</i>), frequent willow (<i>Salix</i> sp.), occasional dog rose (<i>Rosa canina</i>), and rare occurrences of ash (<i>Fraxinus excelsior</i>), field rose (<i>Rosa arvensis</i>), holly (<i>Ilex aquifolium</i>), and hazel (<i>Corylus avellana</i>). The hedgerows are only occasionally managed to prevent encroachment into the adjoining agricultural fields and access roads. The hedgerows are gappy in places, although gaps account for approximately 5% of their total length. The understorey comprises the modified grassland detailed above, with common nettle (<i>Urtica dioica</i>) and cleavers (<i>Galium aparine</i>) more dominant. As the hedgerows comprise one or more woody native species, they qualify as habitats of principal importance under Section 41 of the NERC Act (2006).</p> <p><b>BNG Condition Assessment – Good</b></p> <p>Located on the south-western boundary of the site is a ditch, that runs underneath the hedgerow within the site. At the time of the survey, the ditch contained approximately 10cm of water. The ditch itself was shallow and did not contain any associated aquatic vegetation, with only watercress (<i>Nasturtium officinale</i>) observed, in low numbers. The water present within the ditch appeared to be of poor quality, most likely as a result of run-off, from surrounding agricultural fields and roads.</p> <p><b>BNG Condition Assessment - Poor</b></p> <p><u><b>Scattered trees 32</b></u></p> <p>Located on the northern boundary of the site, along with a single specimen within the central area, are scattered trees. The tree on the northern boundary comprises a mature poplar (<i>Populus</i> sp.) with a DBH of approximately 120 cm, while the tree in the centre of the site is a willow (<i>Salix</i> sp.) with a DBH of approximately 60 cm. The trees do not appear to be subject to a routine pruning regime and</p> |
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|                         | <p>are free from mechanical or other forms of damage. Neither tree contained any niches suitable for roosting bats or invertebrates; however, both are of sufficient size to support nesting birds.</p> <p><b>BNG Condition Assessment – Good</b></p> <p><b>Local notable habitats</b></p> <p>There are limited areas of priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 within a 2km radius of the site. The closest is an area of deciduous woodland, located 320m west of the site.</p>                                                            |
| <i>Foreseen Impacts</i> | <p><b>On-site habitats</b></p> <p>The proposed development will result in the loss of all of the grassland within the site. This could result in a net loss in biodiversity at the site. At this stage, it is unclear how much hedgerow removal is required to facilitate the development, however, they are a material consideration within the planning process.</p> <p><b>Notable habitats</b></p> <p>No direct impacts to any notable habitats will occur as a result of the proposed development.</p>                                                                                                |
| <i>Recommendations</i>  | <p><b>On-site habitats</b></p> <p>Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).</p> <p>To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated:</p> <ul style="list-style-type: none"> <li>• Creation of species rich grassland; and</li> <li>• Planting of native trees and shrubs throughout the site.</li> </ul> <p><b>Notable habitats</b></p> <p>None required.</p> |

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|                                          | <p><b>Biodiversity net gain</b></p> <p>The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Locality and Designated Sites</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><i>Summary of Survey Findings</i></p> | <p><b>On-site designations</b></p> <p>The site is not subject to any designation.</p> <p><b>Statutory designated sites (within 2km)</b></p> <p>There are two statutory site within 2km of the site, as detailed below:</p> <ul style="list-style-type: none"> <li>• Burbage Wood and Aston Firs Site of Special Scientific Interest (SSSI) – 1.9km north-east. The site comprises one of the best remaining examples of ash-oak-maple woodland in Leicestershire and is representative of semi-natural woodland developed on the clays of eastern England.</li> <li>• Burbage Common and Woods Local Nature Reserve (LNR) – 1.9km north-east. The site is fairly evenly split between grassland and woodland with significant scrubland habitat. Most of the grassland is registered common and is unimproved acid grassland with some areas of heath. The woodlands are largely semi-natural ancient woodland of oak, ash and maple with a good ground flora. A large colony of adderstongue fern thrives on part of the grassland. Woodland flora includes pendulous sedge, water avens, moschatelle, wood anenomes, bluebells and wood sorrel. Over 250 species of fungi , 300 flowering plants, 15 damselflies and dragonflies, 20 butterflies and 100 birds have been recorded on the site.</li> </ul> <p>The site lies within the impact risk zone for Burbage Wood and Aston Firs SSSI.</p> <p><b>Statutory designated sites (within 10km)</b></p> <p>No national network sites (SAC, SPA, Ramsar) are located within 10km.</p> <p><b>Non-statutory designated sites</b></p> |

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|                                      | The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre.                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Foreseen Impacts</i>              | <p><b>On-site designations</b></p> <p>No impacts foreseen.</p> <p><b>Statutory and non-statutory designated sites</b></p> <p>No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.</p> <p>The site lies within the impact risk zone for Burbage Wood and Aston Firs SSSI. The proposed development type is not listed as a possible high risk for this designation.</p> |
| <i>Recommendations</i>               | <p><b>On-site designations</b></p> <p>None required.</p> <p><b>Statutory and non-statutory designated sites</b></p> <p>None required.</p>                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Invasive / Non-native species</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i>    | No problematic invasive and non-native species recorded on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Foreseen Impacts</i>              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Recommendations</i>               | No further surveys but remain vigilant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Invertebrates</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i>    | The habitats present on-site, including grassland, ditch, hedgerows and trees likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.                                                                                                                                                                                                                                                               |
| <i>Foreseen Impacts</i>              | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Recommendations</i>               | No further surveys.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| <b>Bats</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <i>Summary of Survey Findings</i> | <p><b>EPSL data</b></p> <p>A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites &lt;2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSL present within a 2km radius of the site. The record (EPSM2013-5637) is located 1.75km north-east of the site and relates to the destruction of a resting place for common pipistrelle and brown long-eared bat.</p> <p><b>Foraging and commuting habitat</b></p> <p>Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of modified grassland, hedgerows and scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerows on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.</p> <p><b>Roosting habitat</b></p> <p>Trees to be potentially impacted by the proposals were assessed for their value to support roosting bats. No evidence of roosting bats were encountered during the site visit.</p> |
| <i>Trees description</i>          | <i>Photographs</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

*Summary*

Both of the trees within the site were generally in good condition, and contained no suitable features (knot holes, cavities, loose bark) that could be utilised by roosting bats. As such, the trees are determined to be PRF-NONE.



**Poplar tree on the northern boundary of the site**



**Willow tree in the centre of the site**

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| <i>Foreseen Impacts</i> | <p><b>Roosting habitat [Trees]</b></p> <p>No features were identified on any of these trees and as such there are unlikely to be any impact to bats as a result of their felling.</p> <p><b>Foraging and commuting habitat</b></p> <p>The proposed development will result in the loss of the grassland within the site but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. The hedgerows within the site are assumed to be largely retained by the proposals, which is where the main value of the site for foraging and commuting lies.</p> <p><b>Artificial lighting</b></p> <p>The proposed development may lead to an increase in the amount of current lighting of surrounding habitats without mitigation. This may disturb commuting bats.</p>                                                                                                                                                                                                                                       |
| <i>Recommendations</i>  | <p><b>Roosting habitat [Trees]</b></p> <p>In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.</p> <p><b>Artificial lighting</b></p> <p>A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <a href="https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting">https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting</a>.</p> <p><b>Suggested biodiversity enhancements</b></p> <p>The installation of six bat boxes at the site will provide additional roosting habitat for bats.</p> <p>The bat boxes will be incorporated into the fabric of the new dwellings. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative</p> |

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|                                   | brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.                                                                                                                                                                                                                                                                                                                                                   |
| <b>Birds</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | <p><b>Trees and vegetation</b></p> <p>No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds.</p> <p><b>Barn owls</b></p> <p>The site does not appear to provide any suitable nesting sites for barn owls.</p> <p><b>Overwintering birds</b></p> <p>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.</p> |
| <i>Foreseen Impacts</i>           | <p><b>Trees and vegetation</b></p> <p>The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.</p> <p><b>Barn owls</b></p> <p>None foreseen.</p> <p><b>Overwintering birds</b></p> <p>None foreseen.</p>                                                                                                                                                                                                                                                                 |
| <i>Recommendations</i>            | <p><b>Trees and vegetation</b></p> <p>Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p>                                                                                                                                                          |

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|                 | <p>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 until the young have fledged.</p> <p><b>Barn owls</b></p> <p>None required.</p> <p><b>Overwintering birds</b></p> <p>None required.</p> <p><b>Suggested biodiversity enhancements</b></p> <p>The installation of a minimum of six bird boxes on mature trees around the site boundaries or on new buildings will provide additional nesting habitat for birds e.g.</p> <p>Schwegler No 17 Swift Nest Box (buildings)</p> <p>Schwegler 1SP Sparrow Terrace (buildings)</p> <p>Schwegler 1B Nest Boxes (trees)</p> <p>Schwegler 2H Robin Boxes (trees)</p> <p>Woodstone Nest Box (buildings or trees)</p> <p>Or a similar alternative brand.</p> <p>Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.</p> <p>Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.</p> |
| <b>Reptiles</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| <p><i>Summary of Survey Findings</i></p> | <p><b>EPSL data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.</p> <p><b>Habitat suitability</b></p> <p>Habitats present within the site, including areas of rough grassland and hedgerows, provide suitable structural features for reptile species, offering opportunities for foraging, commuting, basking and refuge. These habitats are also well connected to the wider landscape via an established network of ditches and hedgerows, which could facilitate dispersal and movement of reptiles within the local area.</p> <p>A suite of reptile surveys undertaken in 2019 determined reptiles to be likely absent from the site at that time. However, it is noted that the condition and structure of habitats recorded during the 2025 survey indicate an increase in suitability for reptiles, with more developed grassland structure and boundary features now present. As such, habitat suitability for reptiles has likely increased in the intervening period, and whilst reptiles were previously considered absent, the potential for presence cannot now be entirely discounted.</p> |
| <p><i>Foreseen Impacts</i></p>           | <p>All of the grassland within the site along with a small section of hedgerow will be removed during construction. The loss of such habitats could result in a reduction in reptile habitat and could result in the fragmentation of the local landscape. Furthermore, site clearance could result in the death or injury of reptiles, if present.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><i>Recommendations</i></p>            | <p>Reptile surveys will be required to determine presence or likely absence of reptiles on the site. This will comprise the deployment and monitoring of artificial refugia over seven visits and such surveys must be undertaken between April, May and September, in accordance with current survey guidelines (Gent &amp; Gibson, 2003). The surveys are likely to be required before planning permission can be granted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>Amphibians</b></p>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><i>Summary of Survey Findings</i></p> | <p><b>EPSL and survey data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|                         | <p><b>Aquatic habitat suitability (including ponds within 500m)</b></p> <p>Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).</p> <p>There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of eight ponds within 500m. Two of the ponds are located 10m to the north, 220m west, 280m west, 276m south, 470m north, 480m south-east and 480m south. The ponds located 10m to the north, 220m west and 280m west of the site have potential connectivity to the site, through the presence of hedgerows and other grassland fields and as such, they could utilise the site while seeking refuge or commuting within the wider landscape. All of the other ponds are not considered to be connected to the site, as they are separated from the site though the presence of roads and other areas of built form, which are likely to act as a significant barrier to dispersal.</p> <p>A pond map showing approximate pond locations is provided in Appendix 3.</p> <p><b>Terrestrial habitat suitability</b></p> <p>Areas of rough grassland and hedgerows may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site.</p> |
| <i>Foreseen Impacts</i> | <p>When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 2.5ha of grassland. If great crested newts are present within the pond 25m to the north of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a <b>Red risk score</b>, which states: <b>Offence Highly Likely</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Recommendations</i>  | <p>The development proposes to utilise the available Natural England District Licensing Scheme, available in Leicestershire to offset the loss of terrestrial habitats as part of the proposed scheme.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|                                   | <p>Traditional licencing for great crested newts is focused on the prevention of harm to newts on an individual development site, whereby a translocation of newts would be undertaken, and on-site mitigation put in place. This can not only cause newt populations to become isolated but also delay development due to timing constraints that may lead to additional costs.</p> <p>The district licence focuses on the provision of long-term great crested newt habitats where surveys show it will be most effective to restore, connect and expand great crested newt populations, through financial contributions made by applicants and developers.</p> <p>The agreed district licence shall form a condition of any secured consent with payment becoming due prior to site development. No additional on-site mitigation is required to ensure the favourable conservation status of the local great crested newt population is maintained. Furthermore, no further trapping or avoidance measures as part of the development would be required to ensure compliance with planning policy and legislation.</p> |
| <b>Badger</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Summary of Survey Findings</i> | No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation, commuting and foraging habitat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Foreseen Impacts</i>           | No works will be undertaken within 30m of a badger sett. All of the grassland at the site will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| <i>Recommendations</i>            | <p>Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• A toolbox talk will be given to contractors regarding the possible presence of badgers at the site.</li> <li>• A pre-commencement inspection of the site will be undertaken for any new badger activity if works do not commence within three months.</li> <li>• Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present.</li> <li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>• 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 badgers could use.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> </ul> <p>In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.</p> |
| <b>Riparian animals</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance. The ditch located in the southern section of the site was considered unsuitable for supporting populations of these species due to the likelihood of infrequently holding water and sub-optimal bank and substrate profile.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on riparian animals as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Hazel dormouse</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | <p><b>EPSL data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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|                                   | <p><b>Habitat suitability</b></p> <p>The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on hazel dormice as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Recommendations</i>            | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Other e.g. hedgehog</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Summary of Survey Findings</i> | The grassland and hedgerow within the site provide suitability for foraging, commuting and refuge seeking hedgehog.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Foreseen Impacts</i>           | All of the grassland and a small section of hedgerow will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Recommendations</i>            | <p>Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>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.</li> <li>Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> </ul> <p>If any hedgehogs 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.</p> <p><b>Suggested biodiversity enhancements</b></p> <p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:</p> <ul style="list-style-type: none"> <li>Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.</li> <li>Creation of brash piles or installation of hedgehog houses in shady areas.</li> </ul> |

|  |                                                                                                                                                    |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"><li>• Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.</li></ul> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------|

Appendix 1: Survey/Habitat map



**Appendix 2: Location map**



Appendix 3: Pond location plan



**Appendix 4: Proposed plan**

Not available at time of writing report.

Appendix 5: Habitat Photos

| Modified grassland                                                                 |                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Photograph                                                                         | Description                                               |
|   | Figure 1: Grassland that dominates the site.              |
| Scattered trees                                                                    |                                                           |
| Photograph                                                                         | Description                                               |
|  | Figure 2: Scattered trees within the site (central tree). |
| Hedgerows                                                                          |                                                           |

| Photograph                                                                        |  | Description                                                     |  |
|-----------------------------------------------------------------------------------|--|-----------------------------------------------------------------|--|
|  |  | Figure 3: Hedgerow present on the western boundary of the site. |  |

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