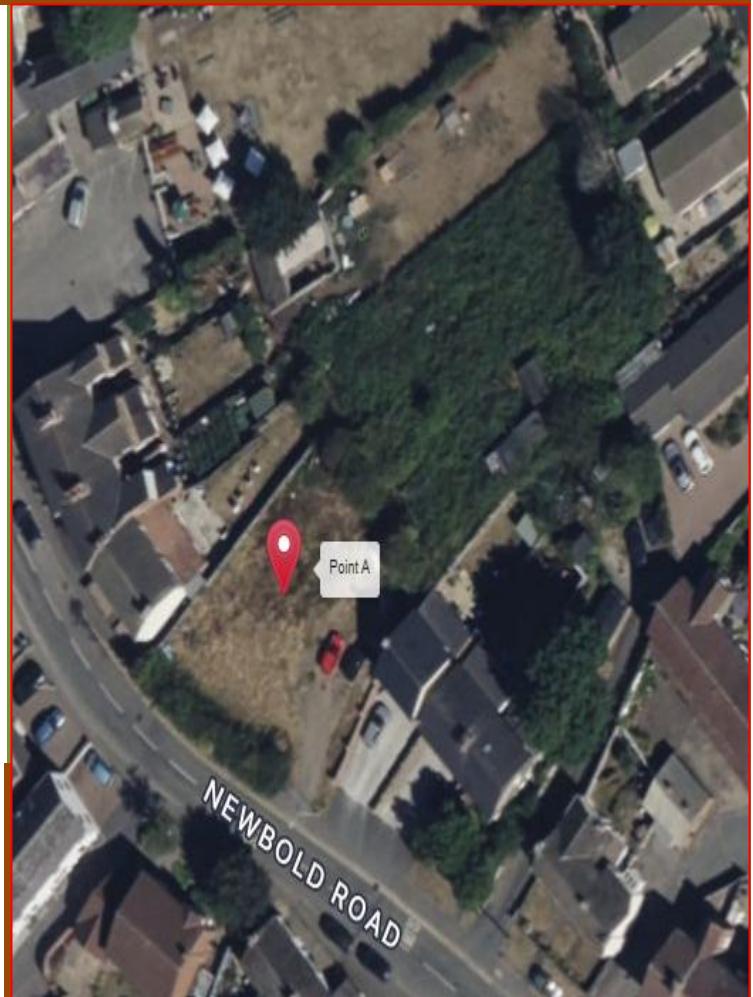


**PLOTS 1 -2
LAND ADJACENT
19 NEWBOLD ROAD
BARLESTONE
CV13 0DY**

Grid Ref: SK 42868 05630
w3w. headliner.pictured.symphony

PRELIMINARY ECOLOGICAL APPRAISAL

Ref: WCL/SUN/BAR/27125



THE CONTENTS OF THIS
DOCUMENT ARE CONFIDENTIAL

WILDLIFE CONSULTANTS LIMITED

31st JANUARY 2025

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B. SUMMARY

Wildlife Consultants Limited were commissioned by Mr., S. Raju, R3Design Developments Ltd, on behalf of client, Mr. Jinks, to undertake the appropriate Preliminary Ecological Appraisal of Plots 1 -2, Land Adjacent 19 Newbold Road, Barlestorne CV13 0DY having regard to the submission of a Planning Application.

To include Appropriate Surveys for confirmation of their presence, absence of and use of by Protected Species for any purpose.



Fig. 1: Location of site

The site sits to the heart of the village of Barlestorne with residential properties to all sides.

The proposed development site is some 970 sq. mt. and sits within an overall area of some 2,200 sq.mt. having been garden allotments, pigeon lofts present, mown / managed amenity grassland, hard standing, former shed bases, drive with the majority of the area being unmanaged and overgrown.

Mature overgrown hedges are present to the roadside frontage and across the site.

Other boundaries are panel fencing to the adjacent residential properties.

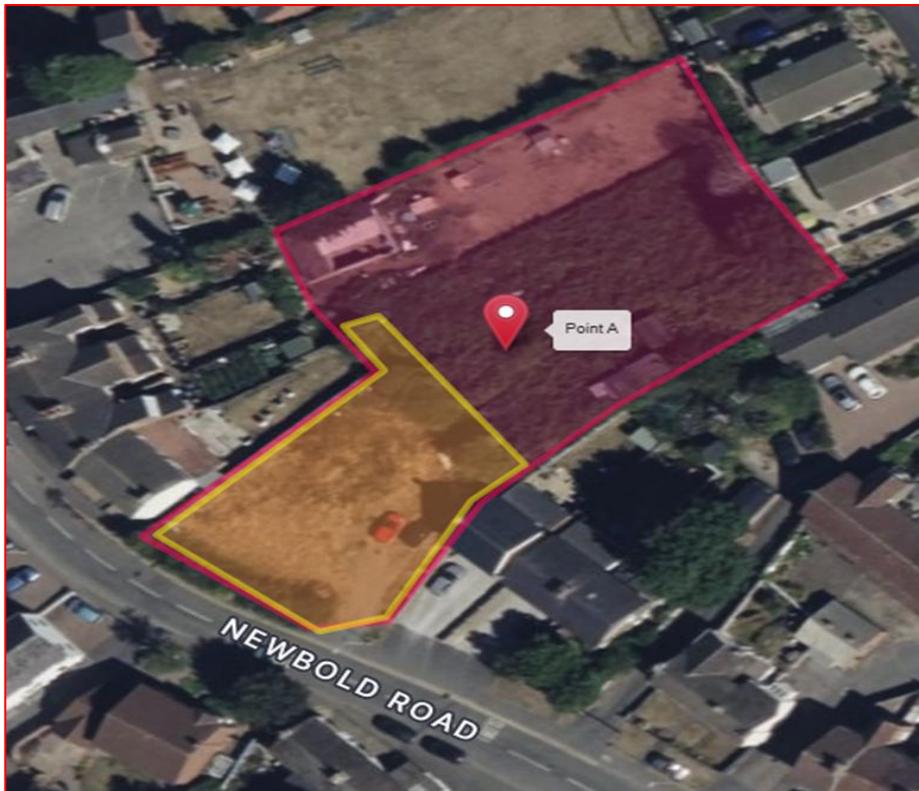


Fig. 2: View of application site within the overall site.

All the survey works undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice.

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A summary of the findings of the surveyed are:

- **No** active badger setts or signs of any badger activity within the site or the immediate wider area.
- **No** species of bat were observed or evidence of bats using the site for any purpose was identified.
- **No Potential** is considered as being offered for roosting bats.
- **Foraging and Roosting** potential is identified wider area.
- **No** evidence of Great Crested Newts on the site; either aquatic or terrestrial.
- **No** evidence of reptiles was found on the site.
- **No** evidence of active avian nest sites at the time of the surveys.
- **No** evidence of the presence or use of the site by protected species.
- **No** evidence of any significant or protected ground flora observed within the site.
- **Impacts** to nesting birds, foraging / commuting bats, herptiles, hedgehogs are low can be addressed through appropriate precautionary working measures
- **Low Ecological Value** is considered as being offered by the site.
- WCL concludes that the Favourable Conservation Status of protected species will not be affected through the proposed development of the site.

A five-point evaluation scale has been applied to assist with the identification of key ecological features and their significance in relation to the proposed development. This arbitrary scale is effective at this level of assessment and follows guidance as outlined from CIEEM (2006).

The five-point scale is:

- Low Value
- Moderate Value
- High Value - Local/District importance e.g. Local Wildlife Site
- Very High Value - County importance e.g. Local Nature Reserve
- Exceptional Value - National Importance e.g. Site of Special Scientific Interest (SSSI)

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C. INTRODUCTION

C1 BACKGROUND TO ACTIVITY

Survey Scope

To assesses the site for the possible presence or use of protected species.

Legislations - The Law and Licencing.

Protected under the:

Wildlife and Countryside Act 1981 (as amended) & Conservation of Habitats and Species Regulations 2010

The survey was conducted by qualified, licensed and experienced ecologist employed by Wildlife Consultants Limited, to the standards expected by Natural England and in line with industry best practice.

C2 Full details of proposed works on site to be covered by this survey

The ecological surveys were conducted to establish whether the site is either; not in or in current use, or has recently been used, by any protected species, bats (any species), with consideration being given to birds (any species) and active nest sites.

The presence and location of these species, where identified, are confirmed within this report.

Any likely impact resulting from the proposed development and operation of the site upon these species are also identified within this report.

The client should be aware any protected species identified during this survey could potentially be subject to further review regarding their mitigation and/or compensatory measures.

This would result in either additional inspections and/or surveys being undertaken.

Any licenses deemed necessary for the repairs / restoration of the site will be identified here within.

D. SURVEY INTRODUCTION

D1 Pre-existing Information on Species of Concern on Site

Existing information on the protected species concerned with this survey was gleaned from various national bodies.

A desk study established and identified the bat species have been recorded within the immediate area.

D2 Status of Species of Concern in the Local Area

The status of the protected species concerned with this survey site, and in the wider local area of the site, was gleaned from national conservation bodies.

Any records discovered are to be found within the report.

D3 Objective of this Survey

The objective of the survey was to carry out a series of surveys for the presence or likely absence of bats, birds, active avian nest sites and any protected species within the constraints of both the deadlines set by the client and the timing of the survey.

The survey was undertaken in accordance with the Bat Mitigation Guidelines: (*English Nature 2004*), Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th edition. BCT 2023., Bat Workers Manual: (*Joint Nature Conservation Committee 2004*), Bird Survey Techniques: (*British Trust for Ornithology 2001*) and industry best practise.

E PRELIMINARY ECOLOGICAL APPRAISAL

1. Walk over survey – 31st January 2025.

This entailed a general walk over of bats, badgers, birds and/or active avian nest sites.

A desk-based search for local data of any ecological information as deemed necessary was completed post to the site surveys being undertaken.

2. Constraints / Weather Conditions

No surveys were conducted in adverse weather.

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3. Personnel

All personnel conducting the surveys are established, qualified and experienced ecologists employed by Wildlife Consultants Limited.

Snr. Ecologists: Robert Davies - Bat Licence registration number: 2020-47590-CLS-CLS, GCN registration number 2015-19095-CLS-CLS.

The visiting ecologist's conduct on site conformed at all times with industry best practice guidelines.

E1 RESULTS

Bats & Birds

Bats, birds and active avian nests are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

The survey encompassed the whole field with observations of the boundaries to the field (ownerships not confirmed) as these are to private residency gardens which are present on 3 sides.

The results of the survey are:

❖ **Desk-based Search**

Records of Common Pipistrelles (*Pipistrellus pipistrellus*) bats were identified within the wider area of CV13 0DY.

E2: SPECIES BREAKDOWN:

E2i: Birds and active avian nest sites All species

Protected under the Wildlife and Countryside Act 1981

No bird species were observed around the site.

No active nest sites were identified during the inspections.

Potential nesting sites are present within the hedgerows and “lofts”.

The site is considered sub-optimal for ground nesting birds.

E2ii: Bats and roosts sites

Protected under the Wildlife and Countryside Act 1981, and the Conservation of Habitats and Species Regulations 2010.

The buildings present are unused single storey pigeon lofts and are considered sub-optimal for roosting bats and no evidence of use by bats was identified.

No roosting potential for bats is considered present to the site.

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E2iii: Great crested newt

No ponds were identified within adjacent land - 250 mts.

Significant suitable terrestrial habitat is considered present between the site and any suitable aquatic features which may be present in the wider area.



E2iv: Badgers:

Protected under the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981

There was no evidence of badgers discovered within any part of the site or the immediate surrounding area. An in-depth survey was undertaken of the site including boundary vegetation looking for: Badger hairs caught on the vegetation or the underside of fence and other structures, snuffle holes, evidence of badger foraging, latrines or evidence that badgers have established a territory, badger paths, evidence of access and transit of the site.

- **No** active or in-active badger sett or potential sett exists on any part of the site.
- **No** badger latrines identified.

- **No** badger paths at any point on the site, either radiating to the site, away from the site or across the site.
- **No** badger hairs on any of the vegetation around the perimeter of the site – or on the underside of any internal fences, rails, etc.
- **No** evidence on boundary vegetation and fencing of badger hairs caught on the vegetation or the underside of fence and other structures, snuffle holes (evidence of badger foraging), latrines (evidence that badgers have established a territory) and badger paths (evidence of access and transit of the site).
- **No Records** of the presence of badgers within 1km were identified.

E2v: Reptiles

No priority species recorded within 1km.

No evidence of the presence of reptiles and the site is considered as sub-optimal for reptiles.

E2vi: Flora

The site is neglected / predominately unmanaged former allotments / amenity land with natural weed regeneration occurring:

Vegetation included:

Dandelion	<i>Taraxacum officinale</i>	Creeping Buttercup	<i>Ranunculus repens</i>
Perennial Ryegrass	<i>Lolium perenne</i>	Dock spp.	<i>Rumex (crispus)</i>
Couch grass	<i>Elymus repens</i>	Yorkshire Fog	<i>Holcus lanatus</i>
Plantains	<i>Plantago spp</i>	Cleavers	<i>Galium aparine</i>
Common nettle	<i>Urtica dioica</i>	Creeping Thistle	<i>Cirsium arvense</i>
Bramble	<i>Rubus fruticosus</i>		

detailed species identification is restricted - time year & bramble cover.

F. DISCUSSION

SITE DESCRIPTION

1. The Site has agricultural land to all sides with a residential property to one side.
2. The Site is neglected agricultural arable land having been grazed by livestock.
3. The Site is accessed via Main A47 road.
4. The site boundaries are mature overgrown / unmanaged hedgerows being dominated by Blackthorn & Hawthorne and are all to be retained following the proposed development.
5. Site Plan with Landscaping proposals has been prepared.
6. A Biodiversity Net Gain Metric has been prepared giving a Biodiversity Net Gain (BNG)

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GENERAL GUIDANCE NOTES FOR DEVELOPMENT

1. These notes are provided as a guide to the design team.
The views expressed have been subject to consultation and discussion with the Architect.
2. The starting point of any Site layout design should be to avoid the RPA of retained trees and provide suitable clearance from above-ground constraints [tree canopies]. Where possible building lines should be at least 2m outside the RPA to provide working space for construction. However, protection measures can be taken if such clearance is not achievable.

All the survey works undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice as cited by CIEEM (the Institute of Ecology and Environmental Management).

G. CONCLUSION

Conclusion:

- **No buildings** are present.
- **No evidence** of inactive / old avian nest sites was identified within the site.
- **No evidence** was identified of badgers or their use of the grounds for any purpose.
- **No evidence** of any other protected species using or ever having used the site for any purpose.
- **No further surveys** are considered as being required.
- **No Mitigation Strategies** are considered as being required.
- **No Licences** from Natural England are considered as being required.

On the evidence above, it is the conclusion of this report and the considered opinion of Wildlife Consultants Limited, the site doesn't have any favourable conservation status of any bat or protected species.

The presence of bats within the immediate area is noted and it is considered these bats do not use the site for any purpose and there will be no loss of potential roosting, foraging sites or foraging corridors.

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H. RECOMMENDATIONS

- 1) This report is valid for 12 mths. and if delays / works are not commenced within this period should be re-surveyed by a suitable qualified ecologist to advise accordingly.
- 2) Vegetation management / clearance be undertake using hand operated tools and a Watching Brief be maintained by an ecologist during the works – bird nesting, hedgehogs.
- 3) Biodiversity Enhancement can be achieved in accordance with the Site Plan and BNG Metic.

G APPENDIX

1. WILDLIFE CONSULTANTS LIMITED Biodiversity Checklist – Protected Species

PLOTS 1-2, LAND ADJACENT 19 NEWBOLD ROAD, BARLESTONE CV13 0DY		
BATS		
Has the site been surveyed for bats?	YES	
Are there any structures on site which have the potential to support roosting bats?		NO
Are there any trees on the site which have the potential to support roosting bats?		NO
BARN OWLS		
Has the site been surveyed for barn owls?	YES	
Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?		NO
BREEDING BIRDS		
Has the site been surveyed for breeding birds?	YES	
Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?		NO
BADGERS		
Has the site been surveyed for badgers	YES	
Is there any evidence of badgers on or near the application site?		NO
Are badgers commuting through the site to foraging areas?		NO
DORMICE		
Has the site been surveyed for dormice?	YES	
Is there suitable habitat for dormice on, or close to the application site?		NO
GREAT CRESTED NEWTS		
Has the site been surveyed for great crested newts?	YES	
Is there suitable habitat for great crested newts on, or close to the application site?		NO
REPTILES		
Has the site been surveyed for reptiles?	YES	
Is there suitable habitat on the site for reptiles?		NO
OTHER PROTECTED SPECIES (eg. Otters, Water Voles, White-Clawed Crayfish)		
Has the site been surveyed for (Species Name): all the above	YES	
Is there suitable habitat on the site for (Species Name): all above		NO
IF 'YES' then the survey report should include details of the species concerned, the population level		
OTHER FEATURES OF NATURE CONSERVATION INTEREST		
Does the application site support Habitats of Principal Importance or Local Biodiversity Action Plan Priority Habitats?		NO
Does the application site support Species of Principal Importance or Local Biodiversity Action Plan Species?		NO

2. BIODIVERSITY ENHANCEMENT – NET GAIN

A) Lighting

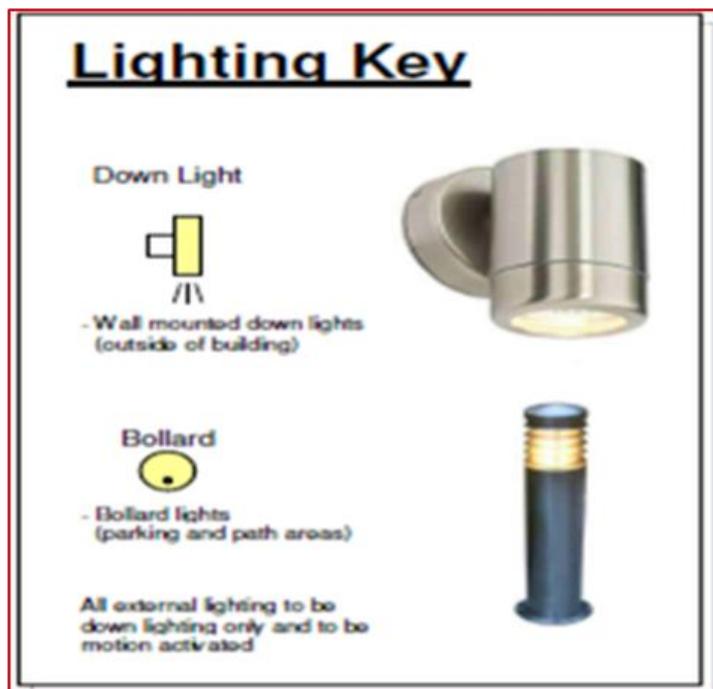
Propose external lighting to be in the form of either wall mounted lighting fixed to the buildings, or floor mounted lighting to designate the parking areas and allow safe access to the proposed dwellings, all lighting to be motion activated.

Wall mounted lighting: Exterior wall lights to be "Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet. <https://www.exteriorlightsuk.co.uk/product/atlantis-ip65-35w-gu10-or-led-gu10>

Floor mounted lighting: Exterior ground lights to be "Alto 60 Bollard Light - Stainless Steel IP44 600mm" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/alto-60-bollard-light-stainless-steel-ip44-600mm>

These exterior bollards are to be installed to allow safe entry to the proposed dwellings from the parking area.



B) Incorporation of 2 / 3 bat bricks into each redevelopment either i) or ii)
– Gable ends

Eg. Ibstock Enclosed Bat Box 'B' or Ibstock Enclosed Bat Box 'C'



Eg. Schwegler Bat Access Panel 1FE



C) SWIFT BRICKS

Two Bird bricks are incorporated into each property (eaves) – Swift Brick

Eg. Ibstock Eco-habitat for Swifts



D) BEE BRICKS

Incorporated into each development - 2 bricks

Bee bricks have moulded cavities where bees will lay their eggs, sealing the entrances with mud or chewed up vegetation.



3. PHOTOGRAPHS OF THE SITE



View of site roadside hedge & adjacent property



View of site and internal hedge



View of site and internal hedge



View of site and internal hedge



View of site and internal hedge



View of overall site.



View of overall site.



View of overall site



View of overall site.



View of pigeon lofts



View of pigeon lofts



View of proposed site

G REFERENCES

Bat surveys Good Practice Guidelines	Bat Conservation Trust	2023
Habitat Management for Bats	Joint Nature Conservation Committee	2001
Bird Survey Techniques	British Trust for Ornithology	2001
Herpetofauna Workers' Manual	Joint Nature Conservation Committee	2003
Reptile Habitat Management Handbook	Edgar, Foster & Baker	2010
Great Crested Newt Conservation handbook	Froglife	2001
The British Herpetological Society: Handbook for Phase 1 habitat survey	http://www.bhs.org.uk	2009
CIEEM (2012) Guidelines for Preliminary Appraisals (GPEA)	Joint Nature Conservation Committee	1990
Multi Agency Graphic Information System (MAGIC)		
http://www.naturalengland.org.uk		
http://www.bct.org.uk		
http://www.nbn.org.uk		
http://www.bto.org.uk		

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ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 2	6 th FEBRUARY 2025	COMPANY SECRETARY	R. S. DAVIES