

HOME FARM, GROBY, LEICESTER, LE6 0FT

Grid. Ref. SK 51124 08281
W3W. [teach.nods.known](https://www.teach.nods.known)

ECOLOGICAL APPRAISAL MARCH 2025

Ref: WCL/JW-M/ES/10325



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ARE CONFIDENTIAL

WILDLIFE CONSULTANTS
LIMITED

8th MARCH 2025

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B INTRODUCTION

Wildlife Consultants Limited were commissioned by Mr. Jack Wilkins, Marrons Ltd., 1st Floor, One Colton Square, Leicester, LE1 1QH on behalf of clients, Mr. Jaz Sahota, to prepare a Survey Proposal to undertake the appropriate surveys and prepare the associated reports (protected species) Home Farm, Bradgate Hill, Groby, Leicestershire, LE6 0FT with regard to the submission of a planning application for 2x self-build dwellings with all matters reserved except access and landscaping.

The overall site being some 3,390 sqm, with the development area being 1395 sqm with the remainder being 1995 sqm to be landscaped.



Fig. 1: Site location

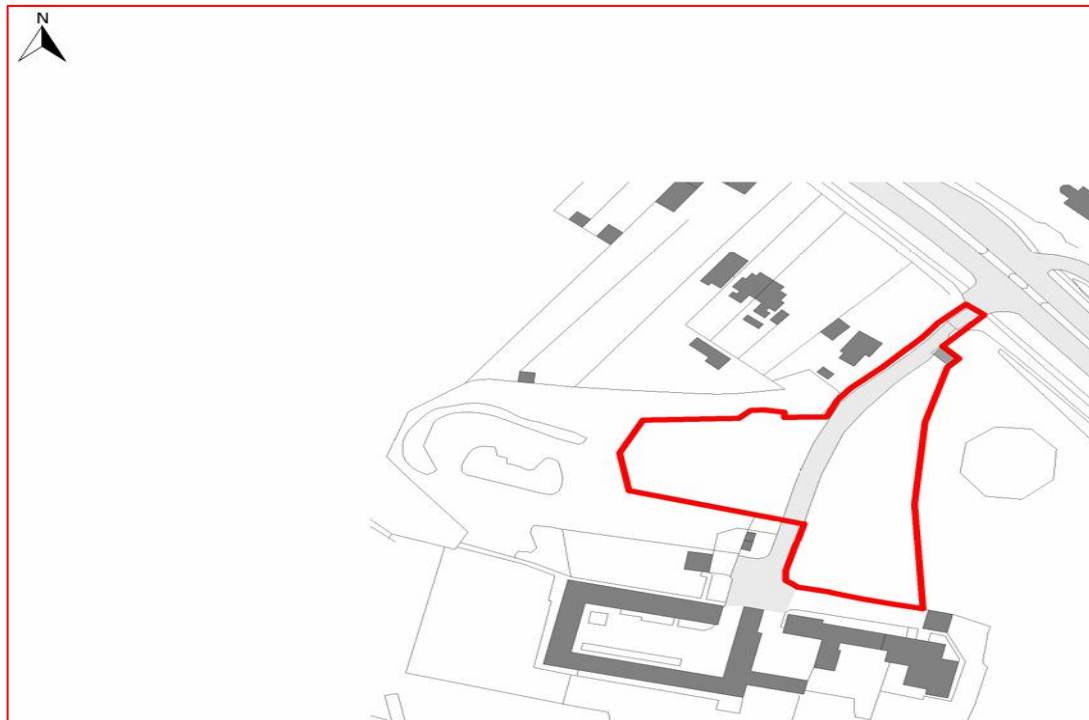


Fig. 2: Development Site Location

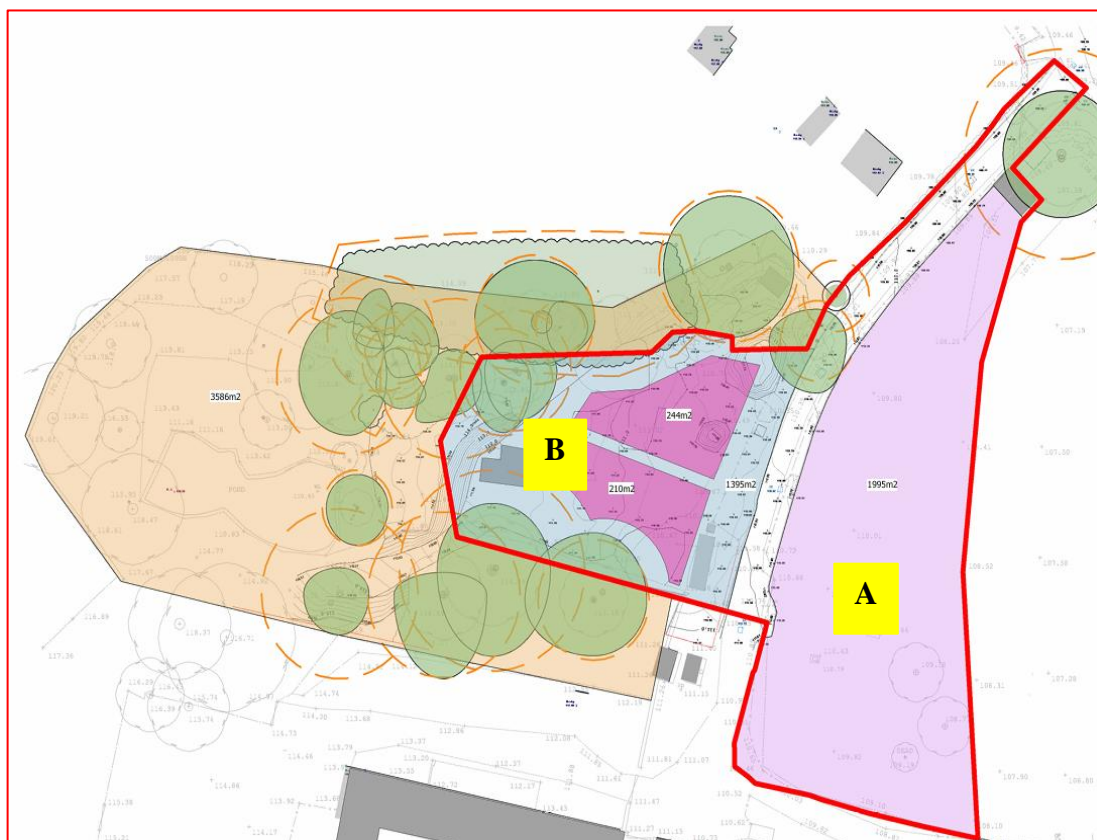


Fig. 3: Proposed development site

SITE: ZONE B

The zone has been used as the “Construction Compound” during the development works undertaken at the adjacent Farmhouse a yard including farm buildings and considered as Bare Ground (B4).

Zone A

The zone has been used for storage of excess soil created during the development works undertaken at the adjacent Farmhouse a yard including farm buildings having now been levelled and considered as Earth Bank (J.2.8).

National and Local Designated Sites

Three national and local designated sites were within 2km of the Site

Groby Pool & Woods 1003036 Site of Special Scientific Interest (SSSI)

The site comprises a complex of habitats and includes fine examples of alder wood, dry and wet grassland, marsh, reed swamp and open water. The plant communities are representative of those developed on neutral or slightly acid soils in the North Midlands.

Sheet Hedges Wood 1003061 SSSI

The site comprises one of the best remaining examples of ash and alder woodland in Leicestershire and is representative of ancient woodland developed on clay soils in Central and Eastern England.

Bradgate Park & Swithland Wood 1460466 National Nature Reserve (NNR)

Bradgate Park is one of the finest remaining examples of ancient parkland in Leicestershire. It contains some of the last remaining fragments of wet heathland in the County. Cropston Reservoir exhibits unusual marginal plant communities.

Both areas support diverse breeding bird communities. Several nationally important geological features are located in the Park.

Non-statutory Designated Sites

No non-statutory designated sites were identified within or immediately adjacent to the Site. Twenty-five were identified within 2km to the proposed development site, none of these are considered as being affected by the proposed development.

Priority Habitats

There are a large number of priority habitats located within 1km of the Site. These consist of ‘Good quality semi-improved grassland’, ‘Lowland meadow’, ‘Lowland fen’, and ‘Deciduous woodland’.

The proposed development Site falls

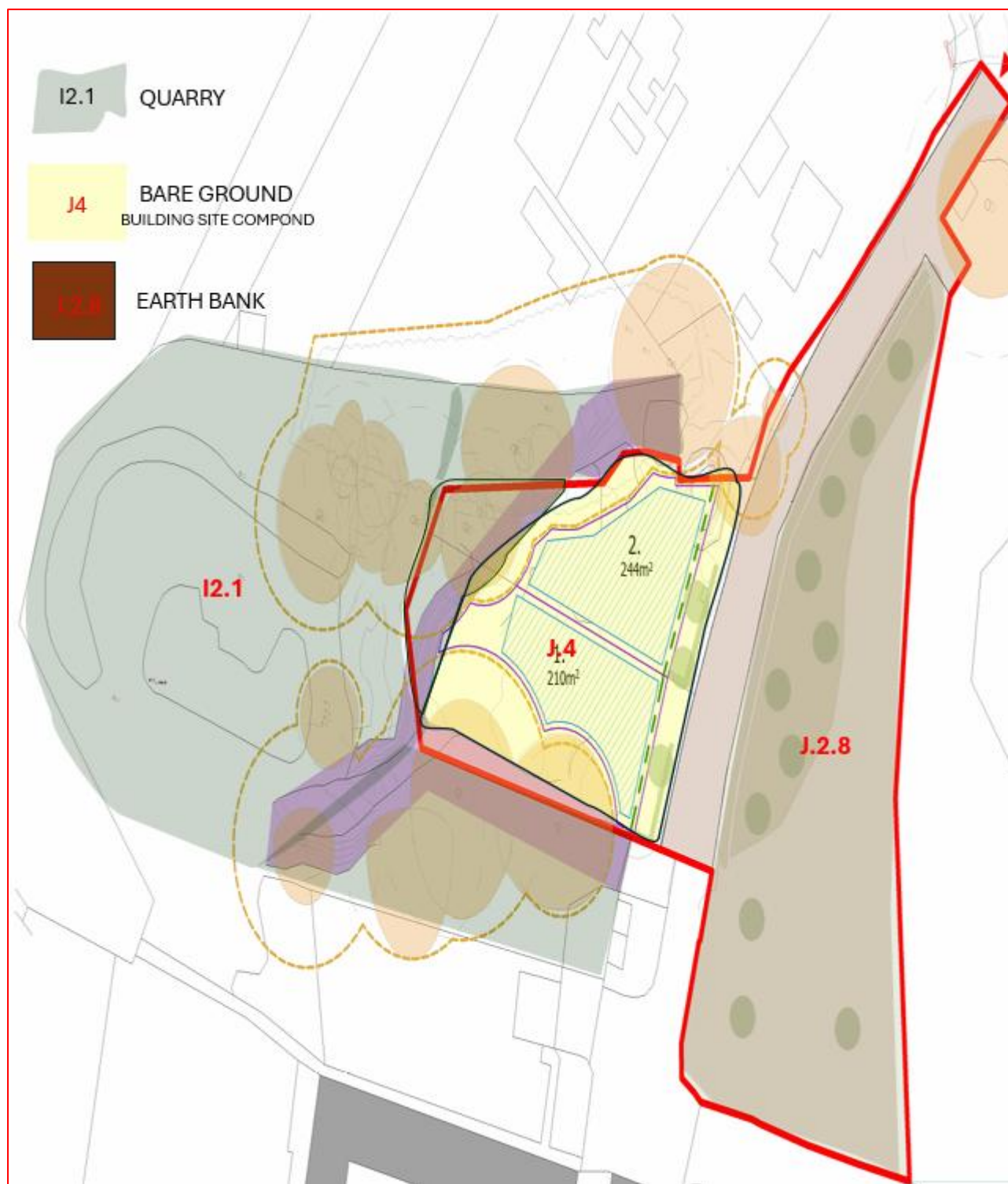
No locally designated priority habitat falls within the proposed development Site.

A summary of the findings of the surveyed are:

- **No buildings** on site considered as suitable for roosting bats.
- **Mature trees** adjacent to the site offer foraging and roosting potential.
- **No natural habitat** on site offering bird nesting potential.
- **Bird nesting** potential is offered within building materials present within the development site.
- **No evidence** of the site being used by badgers for any purpose.
- **No evidence** of badger setts of any description being present within the site or boundaries.
- **No evidence** of badgers being present or using the site for any purpose – no foraging, rooting, paths or latrines.
- **One Pond** identified as being present within the adjacent quarry considered as having no potential for GCNs.
- **No evidence** of any protected species ever having used the site for any purpose was identified.
- **Low value** Habitat Assessment and Evaluation Criteria is considered to be offered by the site.
- **No Potential** for Protected Species was identified as being offered by the site.
- **Absence** of flora or fauna with the site.
- **Boundary** panel fencing and block walls.
- **No Licenses** are considered as being required from Natural England – licensing authority.
- **Further surveys** are considered as being required – bird nesting & Ground Level Tree prior to works being undertaken within the development plot.
- **Biodiversity Enhancement** can be achieved with installation of Bat Bricks, Bird Brick, Bee Bricks and appropriate Lighting Scheme.

C INTRODUCTION

C1 SITE HABITAT CLASIFICATION



The survey was conducted by qualified 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 current use, in current use, or has recently been used by badgers, to consider the aquatic and terrestrial potential for GCN's, bats and avian nest sites.

The presence and location of this species, were identified, and 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 are deemed necessary for the development and operation of the site will be identified here within.

D SURVEY INTRODUCTION

**To identify any badger presence on the site, protected under the:
Wildlife and Countryside Act 1981 (as amended)
Conservation of Habitats and Species Regulations 2010 & Protection of Badgers Act 1992**

D1 Pre-existing Information on Species of Concern on Site

Pre-existing information on the protected species concerned with this survey was gleaned from various sources and appropriate bodies.

A desk study established and identified the protected species that 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.

D3 Objective of this Survey

The objective of the survey was to carry out a survey for the presence or likely absence of badgers, bats, avian nest sites & GCNs within the constraints of both the deadlines set by the client and the timing of the survey.

D4 Potential Impacts

Badgers are protected under the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992 Together these two legislations make it an offence to:

- Deliberately capture or intentionally take a badger
- Deliberately or intentionally kill or injure a badger
- Damage or destroy an active breeding site or resting place of a badger
- Intentionally or recklessly obstruct access to an active place that a badger uses for shelter or protection
- Deliberately disturb any badger, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

❖ **Immediate Potential Impacts.**

No evidence of the presence of badgers neither were any records found indicating their presence or use of and no sites in the immediate vicinity it is therefore considered that there are no Immediate Potential Impacts likely to arise as a result of the implementation of the proposal.

D4.1 Habitat Assessment and Evaluation Criteria

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 IEEM (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)*

D5 Field Survey**D5i Methodology**

A transect survey at the site was undertaken looking for involved signs of and potential sites of badgers and flora within the sward.

A detailed survey of the proposed site and quarry including examining all holes / burrows where safe to do, access to the Quarry area is restricted due to safety concerns.

The ecologist surveyed the following during this survey:

1. Field survey:

The proposed site including the Quarry area, hedgerows / boundaries fences to adjacent private property gardens, boundary dry stone walls and field gateways were surveyed for any signs of badgers – setts, latrines, paths, foraging and rooting along with the margins of the adjoining fields.

D5ii Timing

Presence / absence survey was conducted on the 8th March 2025.

D5iii Constraints / Weather Conditions

No surveys were conducted in wet or adverse weather.

D5iv Personnel

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

Ecologist: Robert Davies GCN registration number 2015-19095-CLS-CLS,

Bat Licence registration number 2020-47590-CLS-CLS

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

E RESULTS

E1: 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 badgers have established a territory, badger paths, evidence of access and transit of the site and setts.

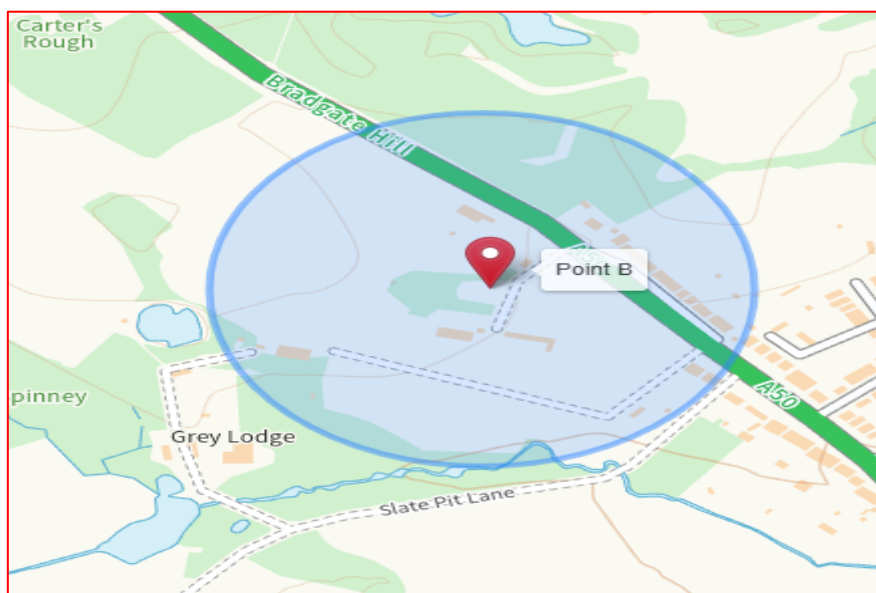
- **No** active or in-active badger setts exist on any part of the site.
- **No** badger latrines
- **No** badger paths at any point on the site, either radiating to or from or across the site.
- **No** bedding was identified within the site or being "taken too" the site.
- **No** badger hairs on any of the vegetation on the site
- **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).
- **Potential** is considered as very minimal as there is no evidence of badgers within the site or immediate area.
- **No** loss of foraging or access to potential foraging will result in the proposed development.
- **No** loss of access to foraging will result in the proposed development.

The field signs searched for were:

- A. Setts – Comprising of a number of excavated tunnels and chambers. Main setts often has an average five entrance holes although it is not unusual in optimal habitat to find more e.g. 80 entrances. Outside each hole there are typically large quantities of excavated material (spoil heaps), which may also contain old bedding and fur. If the sett is in use, fresh bedding may often be found at the entrances to the setts.
- B. Paths – Badgers routinely use the same routes within their territory, so the paths are usually well worn and obvious, being at least 20 cm in width. The paths will often link feeding grounds with the badger sett.
- C. Excavations – Badgers will often excavate shallow depressions under fencing and often push the fencing up to enable them to slide underneath.
- D. Hair – Badger hair is often left behind when the badger slides underneath fencing. The hair is long and coarse and distinctively black and white.
- E. Footprints – These are usually distinctive and easily recognisable, being broader than they are long. Badgers have five toes with long claws on each foot. Footprints display a distinctive kidney shaped heel and the five toes, although many tracks are left with only four toe impressions.
- F. Dung pits (latrines) – Found along territory boundaries and near to inhabited setts. The pits are on average 150 mm across and 150 mm deep (Woods, M. 1995). Where dung pits are grouped together they are termed latrines.
- G. Scratching posts – These are trees situated near to a sett entrance, often elder (*Sambucus nigra*). The bark on these trees may be scored, shredded or completely removed up to a height of 1 m.
- H. Feeding evidence – These include snuffle holes, where the badger is chasing retreating worms, excavated depressions where the badger has been searching for insects, and remains of arable crops.
- I. Bedding trails – Often left when badgers are dragging bedding from a gathering area to the sett. The gathering area can be over 100 m away from the sett and the bedding itself may comprise bracken, dead leaves, straw and dry grass.
- J. Rocks bearing claw marks – sometimes rocks can be found on spoil heaps which have been scored by badger claws during sett excavations.

E2: GREAT CRESTED NEWT

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



Great Crested newts were surveyed for within the site by the means of searching the sites terrestrial and aquatic habitats and assessing its GCN terrestrial habitat potential for hibernacula as stipulated in the Great Crested Newt Conservation Handbook.

The development of the site may be considered as a “minor development” the one pond identified on the OS map was within 100mts of the proposed development site within the quarry area to the rear of the site with a Habitat Suitability Index (HSI) was calculated and scored 0.34

Categorisation of HSI scores

Lee Brady has developed a system for using HSI scores to define pond suitability for great crested newts on a categorical scale:

HSI Pond suitability

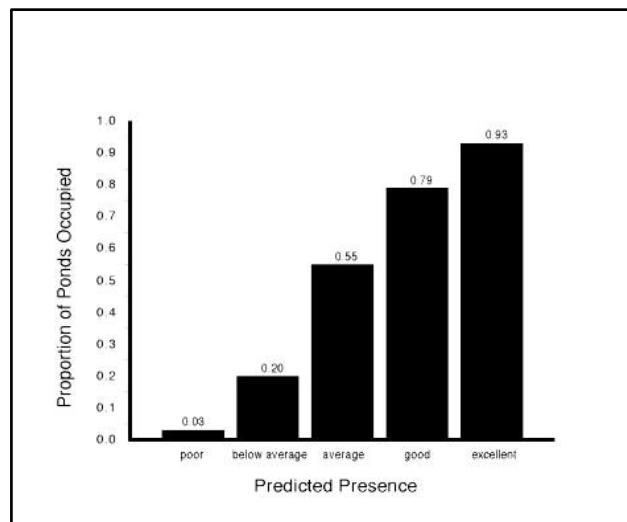
<0.5 = poor

0.5 – 0.59 = below average

0.6 – 0.69 = average

0.7 – 0.79 = good

> 0.8 = excellent



HSI RESULTS

Pond ref	1
SI1 - Location	1
SI2 - Pond area	0.2
SI3 - Pond drying	0.9
SI4 - Water quality	0.01
SI4 - Shade	0.2
SI6 - Fow l	1
SI7 - Fish	1
SI8 - Ponds	0.6
SI9 - Terr'l habitat	0.33
SI10 - Macrophytes	0.3
HSI	0.34

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	No effect	0
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
Maximum:		0
Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY

"Green: offence highly unlikely" indicates that the development activities are of such a type, scale and location that it is highly unlikely any offence would be committed should the development proceed. Therefore, no licence would be required. However, bearing in mind that this is a generic assessment, you should carefully examine your specific plans to ensure this is a sound conclusion, and take precautions (see **Non-licensed avoidance measures** tool) to avoid offences if appropriate. It is likely that any residual offences would have negligible impact on conservation status, and enforcement of such breaches is unlikely to be in the public interest.

Amphibians

No waterbodies are located within the Site. Two were identified within 250m, one immediately adjacent and the site largely offers sub-optimal terrestrial habitat.

E3: WATER VOLE

- No water courses present
- No Mitigation Strategy required

E4: BATS

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Habitats and Species Regulations 2010. Together these two legislations make it an offence to:

- Deliberately capture or intentionally take a bat
- Deliberately or intentionally kill or injure a bat
- To be possession or control of any live or dead bat or any part of, or anything derived from a bat
- Damage or destroy a breeding site or resting place of a bat
- Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection
- Deliberately disturb any bat, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

Results:

- No suitable buildings on site.
- No loss of foraging habitat will be lost as a result of the proposed development.
- Trees are present on site and within the immediately adjacent quarry which may offer roosting potential.
- A Ground Level Tree Assessments (GLTA) should be undertaken prior to any felling / tree works are undertaken.
- Lighting scheme to be implemented during and post development.
- A Ground Level Tree Assessments (GLTA) should be undertaken prior to any felling tree works are undertaken.

E5: BIRDS**Legislative context**

All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended). It is an offence, with certain exceptions, to:

- Intentionally kill, injure, or take (handle) any wild bird.
- Intentionally take, damage or destroy any wild bird nest whilst in use or being 'built'.
- Intentionally take or destroy a wild bird egg.
- Have in one's possession or control a wild bird (dead or alive), or egg, (unless one can show that it was obtained legally).

Some species of bird listed under Schedule 1 (e.g. Barn Owls, of the Act receive extra protection. For these species it is an offence to:

- Intentionally or recklessly disturb any wild bird whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild birds.

Disturbance may be deemed reckless if it is committed by someone who could be expected to know that the bird(s) might be present but failed to check.

Under the 1981 Act (Part 1, section 25) local authorities are given the function of bringing this legislation to the attention of the public and may institute proceedings for any offence committed within their area. The police are empowered to enter onto any land and search, or stop and search, any person where an offence is suspected (section 14). Anyone found guilty of an offence is liable to a fine of up to £5,000 or to imprisonment for a term not exceeding six months, or both.

- ❖ Immediate Potential Impacts.
No immediate impacts were identified.

RESULTS:

No Avian Nest Sites were identified within the site either active or inactive.

Nesting potential is afforded within the site by the presence of building materials, storage and work cabins.

F DISCUSSION

The site currently offers Low Value Habitat Assessment.

The HSI score indicated a “poor” potential for GCNs and the proposal being considered as a “minor development” no mitigation strategy is considered as being required.

Evidence of Badgers using the site any purpose was not identified, it is considered the proposed development will not disturb any badger, reduce foraging potential or restrict access to any present in the immediate area.

Favourable Conservation Status, in the immediate or wider area, of protected species or flora is considered being unaffected by the proposed development.

The site currently offers Low Value Habitat Assessment.

G CONCLUSION & RECOMMENDATIONS**CONCLUSION:**

- **No buildings** on site considered as suitable for roosting bats.
- **Mature trees** adjacent to the site offer foraging and roosting potential.
- **No natural habitat** on site offering bird nesting potential.
- **Bird nesting** potential is offered within building materials present within the development site.
- **No evidence** of the site being used by badgers for any purpose.
- **No evidence** of badger setts of any description being present within the site or boundaries.
- **No evidence** of badgers being present or using the site for any purpose – no foraging, rooting, paths or latrines.
- **One Pond** identified as being present within the adjacent quarry considered as having no potential for GCNs. (HIS 0.34)
- **No evidence** of any protected species ever having used the site for any purpose was identified.
- **Low value** Habitat Assessment and Evaluation Criteria is considered to be offered by the site.
- **No Potential** for Protected Species was identified as being offered by the site.
- **Absence** of flora or fauna with the site.
- **Boundary** hedgerows offer limited potential for nesting avian species.
- **No Licenses** are considered as being required from Natural England – licensing authority.
- **Further surveys** are considered as being required – bird nesting & Ground Level Tree prior to works being undertaken within the development plot.
- **Biodiversity Enhancement** can be achieved with installation of Bat Bricks, Bird Brick, Bee Bricks and appropriate Lighting Scheme.

On the evidence of the results of the survey it is the conclusion of this report and the considered opinion of Wildlife Consultants Limited the proposed development will have no adverse effect on the biodiversity of the site, immediate or wider area.

RECOMMENDATIONS:

1. **Bird nesting survey** – undertaken immediately prior to development site works / clearance commenced.
2. **Ground Level Tree Assessments (GLTA)** - be undertaken prior to any felling / tree works are undertaken.
3. **Toolbox briefing** – given to development staff at start of works.
4. **Excavations** to be covered or securely fenced overnight to prevent entrapment of animals.
5. **Construction lighting** to be used during site working hours

BIODIVERSITY ENHANCEMENT

- A) New plantings – see Indicative Landscape Strategy.
- B) **Bat Bricks** incorporated into each new development either i) or ii)
– Gable ends

i) Ibstock Enclosed Bat Box 'B' or Ibstock Enclosed Bat Box 'C'



ii) Schwegler Bat Access Panel 1FE



C) SWIFT BRICKS

Two Bird bricks are erected on the property (eaves) – Swift Brick



Eg. Ibstock Eco-habitat for Swifts

D) BEE BRICKS

Incorporated into each new property – 2 x bricks



E) LIGHTING (Institution of Lighting Professionals (ILP) guidance note (GN08/23) Bats and Artificial Lighting at Night publication)

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.



H APPENDIX1) WILDLIFE CONSULTANTS LIMITED Biodiversity Checklist – Protected Species

HOME FARM, BRADGATE HILL, GROBY, LEICESTERSHIRE, LE6 0FT		
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?		YES
REPTILES		
Has the site been surveyed for reptiles?	YES	
Is there suitable habitat on the site for reptiles?		NO
OTHER PROTECTED SPECIES (E.G. 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. BADGER SURVEY

The field signs searched for badgers:

- A. Setts – Comprising of a number of excavated tunnels and chambers. Main setts often has an average five entrance holes although it is not unusual in optimal habitat to find more e.g. 80 entrances. Outside each hole there are typically large quantities of excavated material (spoil heaps), which may also contain old bedding and fur. If the sett is in use, fresh bedding may often be found at the entrances to the setts.
- B. Paths – Badgers routinely use the same routes within their territory, so the paths are usually well worn and obvious, being at least 20 cm in width. The paths will often link feeding grounds with the badger sett.
- C. Excavations – Badgers will often excavate shallow depressions under fencing and often push the fencing up to enable them to slide underneath.
- D. Hair – Badger hair is often left behind when the badger slides underneath fencing. The hair is long and coarse and distinctively black and white.
- E. Footprints – These are usually distinctive and easily recognisable, being broader than they are long. Badgers have five toes with long claws on each foot. Footprints display a distinctive kidney shaped heel and the five toes, although many tracks are left with only four toe impressions.
- F. Dung pits (latrines) – Found along territory boundaries and near to inhabited setts. The pits are on average 150 mm across and 150 mm deep (Woods, M. 1995). Where dung pits are grouped together they are termed latrines.
- G. Scratching posts – These are trees situated near to a sett entrance, often elder (*Sambucus nigra*). The bark on these trees may be scored, shredded or completely removed up to a height of 1 m.
- H. Feeding evidence – These include snuffle holes, where the badger is chasing retreating worms, excavated depressions where the badger has been searching for insects, and remains of arable crops.
- I. Bedding trails – Often left when badgers are dragging bedding from a gathering area to the sett. The gathering area can be over 100 m away from the sett and the bedding itself may comprise bracken, dead leaves, straw and dry grass.
- J. Rocks bearing claw marks – sometimes rocks can be found on spoil heaps which have been scored by badger claws during sett excavations.
- K. Badger setts were recorded and classified in accordance with standard published methodology (Harris, Creswell & Jefferies, 1989) and described as either main, annex, subsidiary or outlier setts (where applicable) using the definitions below.

Sett Type Definition

Main Sett

- Multiple entrances (used and disused)
- Large spoil heaps
- Continually active
- Well used paths between entrances and leading away from the sett

Annex Sett

- Multiple well used entrances
- Well-worn paths to main sett 50-150m away
- Not always in use

Subsidiary Sett

- Variable number of entrances
- No paths to other setts
- Not always in use

Outlier Sett

- 1-2 entrances
- No defined paths to other setts
- Only sporadically used

Sett Disturbance

- A) 10m for the use of hand tools
- B) 20m for use of light machinery (wheeled vehicles)
- C) 30m for the use of heavy machinery (tracked vehicles)

3. PICTURES OF SITE



View of site – Area A



View of site – Area A



View of site, Area A looking towards restored farmhouse



View of development site boundary fence & access drive



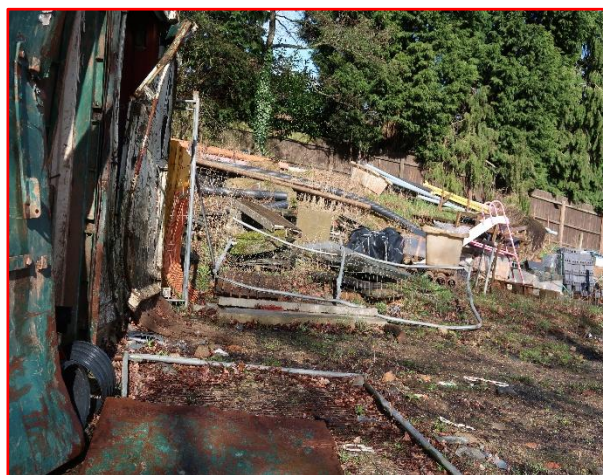
View of development site



View of development site



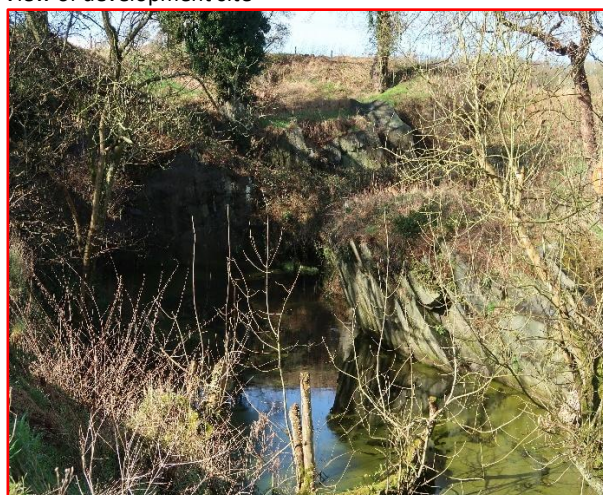
View of development site



View of development site



View of development site



View of quarry area and pond



View of quarry area



View of quarry area



View of quarry area & boundary wall



View of quarry area & agricultural grassland beyond

I REFERENCES

Handbook for Phase 1 habitat survey	Joint Nature Conservation Committee	1990
Badgers and Development	Natural England	2004
Bird Survey Techniques	British Trust for Ornithology	2001
Herpetofauna Workers' Manual	Joint Nature Conservation Committee	2003
Guidelines for Preliminary Appraisals (GPEA)		
Bat Workers Manual,	JNCC,	2004
Bat Surveys for Professional Ecologists:	Good Practice Guidelines 4 th Edition	2023
Institution of Lighting Professionals (ILP) guidance note (GN08/23) Bats and Artificial Lighting		
UKBAP		
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Multi Agency Graphic Information System	MAGIC	

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