



LAND AT CARLTON, NUNEATON
PRELIMINARY ECOLOGICAL APPRAISAL
REPORT

JM ECOLOGY LIMITED

COMPANY NUMBER: 14370362

VAT NUMBER: 451433221

ADDRESS: STERLING HOUSE OUTRAMS WHARF, DERBY, DE21 5EL

WEBSITE: WWW.JMECOLOGY.CO.UK

DOCUMENT CONTROL	
CLIENT	STEPHEN MAIR
PROJECT CODE	JME_2609
DOCUMENT REFERENCE	JME_2609_PEA_01_V1
AUTHOR	AM MSc BA (Hons) MCIEEM
REVIEWED	JM BSc (Hons) MCIEEM
VERIFIED BY	JM BSc (Hons) MCIEEM
DATE	NOVEMBER 2025
NOTICE	
<p>All results contained in this report, including any recommendations, are based on the information made available to JM Ecology during surveys and assessment. The conclusions drawn by JM Ecology could therefore differ if the information is found to be superseded, inaccurate or misleading. JM Ecology accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.</p> <p>JM Ecology is not obliged to and disclaims any obligation to update this report for events taking place after the assessment is complete and when the final report is released. This is only likely permissible where such changes have been agreed between JM Ecology and the client directly.</p> <p>This document is for the sole use of the Client in accordance with the terms of the appointment. JM Ecology accepts no responsibility for reliance or use of the contents by a third party. No part of this document shall be edited, copied or reproduced in any form without the prior written permission of JM Ecology Limited</p>	

CONTENTS

1.	BACKGROUND INFORMATION	3
	Site Details	3
	Purpose of This Report.....	3
2.	LEGISLATION	4
3.	METHODOLOGY.....	5
	Zone of Influence	5
	Habitat Survey	5
	Desk Study	6
	Limitations	6
4.	RESULTS.....	7
	Designated Sites	7
	Habitats.....	7
	Protected/Notable Species	8
5.	EVALUATION	9
	Habitats.....	9
	Species.....	9
6.	RECOMMENDATIONS.....	11
	Habitats.....	11
	Protected/Notable Fauna.....	11
7.	REFERENCES	14

FIGURES

Figure 1-1: Site Context
Figure 5-1: Rapid Risk Assessment for GCN

TABLES

Table 3-1: Designated Sites and Zone of Influence
Table 3-2: Survey Conditions
Table 4-1: Baseline Habitats

APPENDICES

APPENDIX 1: Baseline Habitat Map
APPENDIX 2: Photographs

1. BACKGROUND INFORMATION

1.1 This survey report has been undertaken on behalf of Mair Land and Planning Ltd for the proposal relating to land off Main Street, Carlton, Leicestershire. It has been produced to inform proposals at the Site including a single new residential property.

Site Details

1.2 The Site is located off Main Street, on the edge of a small village of Carlton.

1.3 The site is generally surrounded by residential properties, as well as to the east and south of the Site being arable and pasture fields, with associated trees and hedgerows. It is located at grid reference SK39440489.

Figure 1-1: Site Context



Purpose of This Report

1.4 This PEA provides baseline data and recommendations for mitigation, compensation and enhancements as appropriate as well as recommendations for any further surveys if necessary. It is produced with due consideration for best practice (CIEEM, 2017) and the British Standards Institution (BSI, 2013).

2. LEGISLATION

2.1 Legislation relevant to this assessment are as follows:

- The Conservation of Habitats and Species Regulations 2019 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Environment Act 2021;
- The Biodiversity Gain Requirements Regulations 2024;
- The Wild Mammals Act (1996);
- The Protection of Badgers Act 1992
- Hedgerow Regulations 1997.
- Natural Environment and Rural Communities (NERC) Act 2006; and,

2.2 The National Planning Policy Framework (NPPF, 2024) informs Local Planning Authorities planning policies and when reviewing planning applications affecting features of value to nature conservation. Sections relevant to biodiversity include:

- Paragraph 187-191; and,
- Paragraphs 192-201;

2.3 The NPPF is available at <https://www.gov.uk/guidance/national-planning-policy-framework>.

2.4 Local Policy relevant to the Sites authority area has also been reviewed as necessary.

3. METHODOLOGY

Zone of Influence

3.1 The defined Zone of Influence (ZOI) for any proposal is related to the significance of sites and species which may be present in the surrounding landscape. For this small-scale scheme, the following ZOI have been established for designations.

Table 3-1: Designated Sites and Zone of Influence

TYPE	DESIGNATION	ZOI FOR THIS SCHEME
International Sites (Statutory)	Special Protection Area (SPA) Special Area of Conservation (SAC), and Ramsar sites	5km
National Sites (Statutory)	Sites of Special Scientific Interest (SSSI) and Local/ National Nature Reserves (LNR/ NNR);	1km
Off-Site Priority Habitats / Notable Trees / Woodland	Habitats listed on the priority habitat inventory/ Under the NERC Act (2006)	Within 50m

Habitat Survey

3.2 Survey works complete as part of this assessment is detailed in the table and under the relevant subheadings below.

Table 3-2: Survey Conditions

SURVEY TYPE	SURVEYOR	DATE	WEATHER
Habitat survey and protected species scoping	Ali McLaughlin MSc, BA (Hons), MCIEEM	7 th October 2025	16°C, sunny, dry

Habitat Survey

3.3 Survey was undertaken by Ali McLaughlin BA (Hons), MSc, MCIEEM. Ali has over 19 years' experience in habitat and protected species scoping assessments and is appropriately experienced for the surveys based on the CIEEM competencies for carrying out such surveys (CIEEM, 2017). Ali is registered to use a level 2 personal bat licence and Great Crested Newt licence, acts as the named ecologist on numerous mitigation licences and is one of a small number of consultants nationwide registered under the Bat Mitigation Class Licence scheme (RC205); all of which further demonstrates her competence to lead this type of work.

3.4 The habitat survey was completed using UK Habitat Classification System V2.0 (UK HAB, 2023) with habitat mapping complete using the DEFRA Statutory Biodiversity Metric QGIS mapping tools.

3.5 Alongside the habitat survey the surveyor scoped for protected/notable species. Specific consideration was given to the following species: amphibians, including Great Crested Newts (GCN); birds; bats; reptiles; badgers and priority species, (e.g., hedgehog).

3.6 As a secondary objective, suitability of the Site for foraging/commuting bats was also assessed considering potential flight lines, wildlife corridors, artificial lighting inputs and potential pathways to impact bought about by the prospective scheme.

Desk Study

3.7 As part of a desk-based assessment data sources listed below were searched to gather ecological data of relevance to the project, including the identification of ecologically sensitive habitats such as vegetation corridors, woodlands, watercourses, standing water and statutory designated Sites.

- Ancient Woodland/Tree Inventory;
- Multi-Agency Geographic Information for the Countryside (MAGIC Maps);
- Ordnance Survey 1:25,000 mapping;
- Aerial imagery (Google Earth Pro – imagery dated 1999 - 2024); and,
- The Natural England Open Data Geoportal (Natural_England_Open_Data_Geoportal.arcgis.com) were also accessed in respect of protected species.

Limitations

3.8 Despite efforts made during the field survey to provide a comprehensive account of the Site, it is important to acknowledge that no investigation can guarantee complete characterisation and accurate prediction of the natural environment. Moreover, it is crucial to recognise that habitats are dynamic entities prone to changes, including the potential colonisation of species subsequent to the surveys complete as part of this report.

3.9 In line with standard guidance, the results and recommendations within this report are valid for up to two years from the date of survey, assuming there are no significant changes to the survey Site or its immediate surroundings. Updated survey work may be required to support any future planning applications outside of this time period.

3.10 The habitat survey was conducted outside of the main plant growing season (April to September), however this was not considered to be a significant constraint based on the grassland being uncut at the time of the survey and a significant assemblage of plants being identified.

3.11 Formal ecological data request to the local ecological record centre was not complete in support of this assessment owing to the extremely small scale and limited impact of the proposal.

4. RESULTS

Designated Sites

- 4.1 There are no international Sites within 5km of the Site.
- 4.2 There is one SSSI within 1km of the Site, Ashby Canal SSSI (located 950m west of the Site). The Scheme is not a development type which requires further consultation with Natural England on potential impact pathways of any of statutory sites.
- 4.3 As the closest statutory designated site is 950m from the Site, and not impacted from the scheme, designated sites will not be discussed further in this report.
- 4.4 There are no Priority Habitats listed on the Natural England Open Data Geoportal, or ancient / veteran trees / ancient woodlands within 50m of the Site.

Habitats

- 4.5 For the baseline habitat map, see Appendix 1 at the end of this report. A summary of the habitats identified on-Site are set out below in Table 4.1.

Table 4-1: Baseline Habitats

HABITAT	DESCRIPTION
Modified Grassland	<p>Grassland that has dominant perennial rye-grass. Other species included creeping buttercup, common sorrel, cock's- foot, red fescue, false-oat grass, cow parsley, common nettle, meadow grass, couch, sow thistle, spear thistle, common mouse-ear, ribwort plantain, Yorkshire fog, dandelion and false-oat.</p> <p>A maximum of 5 species per m² were recorded in the grassland.</p>
Native Hedgerow	<p>H1 – Elder, blackthorn with locally dominant elm, Prunus species and hawthorn. Other species included bramble and ash. Approximately 1.5m high and 1.5m wide.</p> <p>H2 – Dominant blackthorn, with frequent hawthorn, with rare dogrose and elder. Bramble was also present. Approximately 1.5m high and 1.5m wide.</p>

- 4.6 No **irreplaceable habitats** were identified anywhere on-Site as part of the assessment and **no signs of habitat degradation were noted**.

Protected/Notable Species

Herptiles

- 4.7 Based on data from MAGIC there are no GCN recorded within 1k of the Site.
- 4.8 As GCN are widely understood to be unlikely to traverse beyond 250m from any breeding pond (Franklin 1993, Oldham and Nicholson 1986, Jehle 2000, Jehle and Arntzen, 2000), the ZOI for GCN is considered to be 250m for this Site. There is one pond located 245m south east. Without further data, it must be assumed that this pond could support great crested newts (GCN).
- 4.9 The Site (dominated by grassland) was likely to provide suitable terrestrial habitat for amphibians. As such, GCN could present a risk to proposals and are discussed further in Section 5 as part of this assessment.
- 4.10 The habitats on Site are also considered suitable terrestrial habitat for common amphibians, and reptiles; subsequently impacts on these species (common amphibians and reptiles) and their terrestrial habitat have to be considered further, see Section 5 as part of this assessment.

Badger

- 4.11 There are no badger setts on Site, however based on the rural setting, it cannot be ruled out that badgers may periodically cross the Site.

Roosting Bats

- 4.12 No historic bat mitigation licences were identified within 1km of the Site based on MAGIC data.
- 4.13 There were no structures or trees on Site, therefore roosting bats are not detailed further in this report.

Foraging Bats

- 4.14 The small Site currently has limited vegetation present, however it still provides some limited opportunities for bats to forage / commute through the Site; Based on the location of the Site within a rural landscape, where a range of bats species may be present, therefore bats are considered further in Section 5.

Nesting Birds

- 4.15 No evidence of nesting birds was recorded on Site, however the hedgerows and grassland provide potential nesting habitat for a variety of bird species, therefore nesting birds are considered further in Section 5.

Invasive Species

- 4.16 No invasive species found on-Site. As such they will not be discussed further in this report.

5. EVALUATION

5.1 This section identifies the potential effects on ecological receptors prior to mitigation / recommendations for any further work being made.

Habitats

5.2 It is understood that the hedgerows on Site will be retained and protected, with the exception of the existing access point being slightly widened for the residential access. It is noted that as the current access to the field is at this location, a further access (outside of the red line boundary) will likely be required for access to the field to be retained. This access point should be a small as possible. Compensation for these small losses of hedgerow will require some compensation, see Section 6.

5.3 If the plans change, where further impacts on these habitats are proposed to be removed, additional compensation would be required.

Remaining Habitats

5.4 The remaining habitats within the Site (modified grassland) is of little to no floristic value and is small in scale offering limited opportunities for faunal species. As such any losses are not considered a significant constraint to development.

5.5 All development is required to demonstrate a net gain for biodiversity in accordance with national planning policy objectives. As such enhancements are recommended in Section 6 to provide a net gain for biodiversity.

Species

Herptiles

5.6 Based on records on MAGIC, the closest GCN record is over 2km from the Site, however this does not prove an absence of GCN in the local area.

As the Site is considered to provide potential terrestrial habitat for GCN, if they are present within the pond 245m from the Site, the scheme could result in impacts on GCN.

The Site is approximately 0.2 hectares. Based on the rapid risk assessment tool from Natural England, impacts on GCN from the development area are unlikely, see Figure 5-1.

Figure 5-1: Rapid Risk Assessment for GCN

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.1
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
		Maximum: 0.1
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

Providing mitigation set out on Section 6 is adhered to, this should ensure that there is no disturbance, capture, obstruction, killing or injury to GCN.

The development site is considered to provide opportunities for common amphibians and reptile, however due to the small size of the site, combined with the enhancements proposed, further surveys are considered disproportionate. As such, it is considered unlikely the development would present a major risk to any extant population. On that basis, a precautionary approach to displace any individuals sensitively during Site clearance, is set out in Section 6.

Badger

5.7 Although there are no badger setts on Site, it cannot be ruled out that badgers may periodically cross the Site and become injured in open excavations during the construction phase. As such mitigation is provided in Section 6 for mammals.

Foraging Bats

5.8 There is scope for bats to use the Site for foraging, as well as the periphery habitats for commuting.

5.9 If lighting is proposed for the Site, it could result in the fragmentation of commuting routes (along the periphery habitats), which could lead to impacts on flight paths for a range of bats.

5.10 Where new lighting is installed, in the absence of mitigation, a moderate adverse effect on local foraging bats is likely, see Section 6.

Nesting Birds

5.11 Where any clearance of vegetation or cutting of vegetation / pruning of hedgerows, this could result in bird nests being lost or destroyed, and nesting birds to be killed/injured which would result in wildlife offences being committed. Therefore, nesting birds are considered further in Section 6.

6. RECOMMENDATIONS

Habitats

6.1 To reduce pollution risks the Pollution Prevention Guidelines as listed below should be consulted to advise on pollution control practice's and to ensure construction works are undertaken responsibly:

- PPG1: General Guide to the Prevention of Pollution;
- PPG2: Above Ground Oil Storage Tanks;
- PPG3: Use and Design of Oil Separators in Surface Water Drainage Systems;
- PPG6: Working at Construction and Demolition Sites; and,
- PPG21: Pollution Incident Response Planning.

6.2 Any chemicals or environmentally hazardous material must be kept in dedicated stores, storage tanks will have appropriate bunding and the possibility of fuel spillages will be minimised through good site management.

6.3 It is understood that the hedgerows will be primarily retained in the scheme, with the exception of one area of widening, and a further access point being added in to provide access to the retained section of the field (outside of the red line boundary). **Compensation for these small losses should include the planting of further hedgerow and trees within the new residential property, as is proposed.**

6.4 Based on hedgerows being proposed on the east and west of the site, **the level of hedgerow proposed is considered to be an enhancement on Site.**

6.5 Additionally, habitat features to provide opportunities for fauna should be included within the enhancement strategy for the Site as follows:

- In addition to the required compensation in Section 6.12, **one general use bird box should be installed** on the new building on-Site, 3-5m high. Boxes such as Woodstone Nest Box - 32mm¹ are considered suitable for use on-Site (or a similar box) or an integrated bird box; and
- **One bat box should be installed** on the building, 3-5m high, ideally south facing (free of shade), away from any artificial lighting. Boxes such as *the 2F Schwegler Bat Box* (or similar)² or an integrated bat box are considered suitable for use on-Site.

Protected/Notable Fauna.

Great Crested Newts

6.6 The small Site provides some habitat for GCN, however due to the distance from any pond that could support GCN, impacts on individual GCN are considered unlikely. On a pre-cautionary basis, the below mitigation must be adhered to:

- No works to clear the Site could take place between December and February;

¹ Available at: [Woodstone Nest Box - 32mm \(wildcare.co.uk\)](http://Woodstone Nest Box - 32mm (wildcare.co.uk))

² Available at: Improved Crevice Bat Box | NHBS Practical Conservation Equipment

- Avoidance of creating rubble piles on-site during construction. If this happens, a Suitably Qualified Ecology should be contacted to assist with removal;
- Vegetation cleared should not be piled on-Site. It should instead be moved immediately from Site;
- Avoidance of creating rubble/earth/waste piles, which badger and other small fauna could utilise for refuge or sett excavation;
- Any excavations should be backfilled on the day they are created or alternatively, an escape ramp installed at the end of each working day to allow fauna to escape; and
- If faunal species found at any point works should stop and a professional ecologist should be contacted for advice. Contractors should not handle fauna if found.

Common Amphibians and Reptiles

6.7 Precautionary working measures should be adopted during construction to limit risks to common herptiles. This should include the mitigation set out above for GCN.

6.8 Other mitigation outlined below under the badger heading is also considered beneficial for herptiles.

Badger (and Other Mammals)

6.9 In order to protect animals, including badger, during construction phase, good practice methods should be implemented throughout works. Those prescriptions should include:

- Safe storage of chemicals;
- Covering open excavations at the end of each working day or providing an escape route for them to utilise to avoid them becoming trapped;
- Avoidance of creating rubble/earth/waste piles, which badger and other small fauna could utilise for refuge or sett excavation;
- Capping open pipe work and sensible storage of building materials within a designated compound/ storage area; and,
- Avoidance of nightwork.

Foraging Bats

6.10 Artificial lighting should be avoided, or a lighting strategy sympathetic to nocturnal fauna should be implemented, ensuring no artificial light spill occurs towards peripheral off-Site habitats.

Nesting Birds

6.11 As all species of birds receive legal protection during nesting; it is advised to conduct any vegetation clearance (tree or hedgerow or grassland cutting/clearance) outside of the breeding bird season of March to September (inclusive). Work outside of this period (between October and February inclusive) must be preceded by a nesting bird check carried out by contractors, as some species can nest all year round.

6.12 No compensation based on the proposed impacts of the scheme are currently required.

7. REFERENCES

- British Standards Institution (2013) BS 42020:2013 Biodiversity – code of practice for planning and development. BSI Standards Ltd, London.
- Chartered Institute of Ecology and Environmental Management (2019) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. CIEEM, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Preliminary Ecological Appraisal. CIEEM, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020) Guidelines for accessing, using and sharing biodiversity data in the UK. CIEEM, Winchester.
- Collins J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). Bat Conservation Trust, London.
- Eaton, M. A., Aebischer, N. J., Brown, A. F., Hearn, R. D., Lock, L., Musgrove, A. J., Noble, D. G., Stroud, D. A. and Gregory, R. D. (2021) Birds of Conservation Concern 5: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. British Birds 108, 708–746.
- FRANKLIN, P.S. (1993). The migratory ecology and terrestrial habitat preferences of the great crested newt *Triturus cristatus* at Little Wittenham Nature Reserve. M.Phil Thesis. De Montfort University. Dept. Applied Biology and Biotechnology.
- Oldham, R.S. and Nicholson, M. (1986). Status and Ecology of the Warty Newt *Triturus cristatus*, Final Report. Leicester Polytechnic under contract to Nature Conservancy Council
- Jehle, R (2000) The Terrestrial Summer Habitat of Radio-Tracked Great Crested Newts (*Triturus Cristatus*) and Marbled Newts (*Triturus Marmoratus*). Herpetological Journal: 10(4): c137-142.
- Jehle R & JW Arntzen (2000) Post-breeding migrations of newts (*Triturus cristatus* and *T. marmoratus*) with contrasting ecological requirements. Journal of Zoology (London), 251, 297-306
- Institution of Lighting Professionals (2023) Bats and Artificial Lighting at Night – Guidance Note 08/23. Bat Conservation Trust and Institution of Lighting Professionals (ILP), Warwickshire.
- Multi-Agency Geographic Information for the Countryside Website. Found at: <http://www.magic.gov.uk/>.
- Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework. ISBN: 978-1-4098-5302-2.
- Natural England, 2024. Biodiversity Metric Statutory Metric. Accessed at: <https://publications.naturalengland.org.uk/publication/6049804846366720>
- Stace, C.S. (2019) New Flora of the British Isles, 4th edition. University Press, Cambridge.
- The Conservation of Habitats and Species Regulations 2017 (as amended). Found at: <https://www.legislation.gov.uk/ukssi/2017/1012/introduction>.
- The Environment Act (2021). Accessed using the website: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>.
- The Hedgerow Regulations 1997 (England) Found at: <https://www.legislation.gov.uk/ukssi/1997/1160/contents/made>.

- UK HAB, 2023. UK Habitat Classification Version V2.0
- Wildlife and Countryside Act 1981 (England and Wales) (Amendment) Regulations 2016. Found at: <https://www.legislation.gov.uk/uksi/2016/127/contents>.
- Wild Mammals (Protection) Act 1996 (England) Found at: <https://www.legislation.gov.uk/ukpga/1996/3/contents>.

APPENDICES

APPENDIX 1: Baseline Habitat Map



Key
Red Line Boundary
Native hedgerow
Modified grassland
JM Ecology 
Client
Project Title
Land off Main Street, Carlton, Nuneaton
Drawing Title
Baseline Habitat Map
Drawn: JMcL Reviewed: AM
Project no: JME_2609 Date: 12.11.25
© Copyright JM Ecology Ltd 
Drawing Number JME_2609_DR1_V1

APPENDIX 2: Photographs



JM Ecology 