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# Ecological Appraisal

Client

**Bloor Homes**

Project

**Land South of Bosworth Lane,**

**Newbold Verdon**

Date

**October 2025**

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| Rev | Issue Status  | Prepared/Date | Approved/Date |
|-----|---------------|---------------|---------------|
| D   | Final         | AJR 22.04.25  |               |
| E   |               | AJR 30.04.25  |               |
| F   | (updated BNG) | AJR 12.05.25  |               |
| G   |               | AJR 29.07.25  | AJR 29.07.25  |
| H   |               | AJR 07.10.25  |               |

## 1.0 NON-TECHNICAL SUMMARY

| Report Scope and Methodology   |
|--|
| <ul style="list-style-type: none"> <li>FPCR were commissioned by Bloor Homes to undertake an ecological appraisal of a site located to the south of Bosworth Lane, Newbold Verdon.</li> <li>Survey work was undertaken in August and December 2024 to assess the ecological baseline of the site, and any likely impacts of proposed development.</li> <li>A scoping breeding bird survey was undertaken in April 2025.</li> <li>A Biodiversity Net Gain Assessment was undertaken based on the Landscape Strategy (drawing number 11573-FPCR-XX-XX-DR-L-0003 P07), with assumptions made where necessary given the outline nature of the application.</li> </ul>  |
| Ecological Summary   |
| <ul style="list-style-type: none"> <li>No statutory sites of nature conservation importance were identified within the relevant search areas.</li> <li>A number of non-statutory ecological designations were identified within 1km of the site, with the closest located approximately 140m to the south. At this distance, and with the proposed provision of green infrastructure / public open space, no significant impacts on the identified non-statutory designations are anticipated as a result of the proposed development.</li> <li>The site is dominated by arable land of low ecological value. Habitats of greater ecological value are present within the site in the form of hedgerows and woodland. With native habitats created within the proposed green infrastructure, including scrub, woodland, wildflower grassland and hedgerow planting, it has been demonstrated that the proposed development can achieve a 10% gain in habitat and hedgerow biodiversity.</li> <li>No evidence of badger was recorded during the survey work undertaken, however the species is known to be present within the local area. Therefore, an update badger survey is recommended to be undertaken prior to works commencing on-site, and appropriate sensitive working methods are to be maintained during construction.</li> <li>Two trees along the northern site boundary have been identified as having the potential to support roosting bats. As such, additional survey work on these trees was undertaken during the appropriate survey season. No evidence of roosting bats was recorded, with the full results of these surveys provided in the separate Bat Report. Tree T2 is to be lost and as such should be subject to a pre-fell check. Opportunities for roosting bats will be enhanced, with approximately 20 bat boxes provided within new buildings/on trees across the site, facing areas of public open space / boundary vegetation, where possible.</li> <li>Static bat detector surveys will be undertaken during the appropriate survey season in 2025 to further assess the local bat assemblage and impact of the removal of much of hedgerow H1. It is considered however that the retention of other boundary habitats and the creation of native habitats within the on-site green infrastructure will enhance foraging and commuting opportunities for the local bat assemblage in the long term.</li> <li>Given the presence of waterbodies within 500m of the site, the proposed development will seek to enter the NE Leicestershire District Level License (DLL) scheme.</li> <li>Common reptile species are known to be present in the area and as such precautionary working methods will be employed during construction to protect individual reptiles, should they be present within the site at the time of works.</li> <li>The site provides opportunities for a range of common and widespread breeding birds, with the scoping breeding bird survey recording low levels of activity within the site. It is anticipated that the creation of native habitats within the proposed green infrastructure will enhance foraging and nesting opportunities for the local bird assemblage in the long term.</li> </ul> |

## 2.0 INTRODUCTION

- 2.1 The following report has been prepared by FPCR Environment & Design Ltd. on behalf of Bloor Homes. It provides details of a Habitat Survey undertaken by FPCR on an area of land located to the Bosworth Lane, Newbold Verdon, Leicester (hereafter referred to as the 'site').
- 2.2 The site is located to the north west of Newbold Verdon (central OS grid reference SK 441 042) and is bound by Bosworth Lane to the north, existing residential development to the east, Newbold Verdon School to the south, and further agricultural land to the west.
- 2.3 The dominant habitat within the site comprised cropland. Other habitats present included boundary hedgerows with trees. The site extends slightly into the adjacent residential development in two places, with an area of modified grassland and hardstanding linking to the northern end of White Park Avenue, and a strip of young / poor condition scrub linking to the northern end of Moat Close. A largely off-site block of young woodland is present to the east of the site, with a small slither within the site boundary and the southernmost extent of this feature extending into the site.
- 2.4 The proposals are for an outline application (access only) for the erection of up to 200 dwellings, a community hub (community shop - Use Class E(e)) of up to 108 sqm gross external area and provision of up to 0.5hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works.

### 3.0 METHODOLOGY

#### Desk Study

3.1 In order to compile existing baseline information for the study area, relevant ecological information was requested from the Leicester and Rutland Environmental Records Centre (LRERC).

3.2 In addition, the following resources were interrogated for additional information and context to identify any features of potential importance for nature conservation in the wider countryside:

- Multi Agency Geographic Information for the Countryside (MAGIC) website ;
- Colour 1:25,000 OS base maps ; and
- Aerial photographs from Google Earth.

3.3 The geographical extent of the search area for biodiversity information was related to the significance of sites and species and potential zones of influence which might arise from development within the site. The consultation exercise was completed with statutory and non-statutory nature conservation data sources for baseline ecological information from the preceding 20 years using the following scales, considered to be appropriate:

- 10km around the site boundary for sites of International Importance (e.g. Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites);
- 2km around the site boundary for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSI), National or Local Nature Reserves (NNR/LNR)) and bat species records;
- 1km around the site for non-statutory designated sites of County Importance (e.g. Local Wildlife Sites (LWS)), and
- 1km for other protected or otherwise notable species records (including Species of Principal Importance under S41 of the Natural Environment and Rural Communities (NERC) Act (2006)).

#### Field Survey

##### Flora

3.4 The Habitat Survey was completed on 7th August 2024. Survey methods broadly followed UKHab classification system<sup>1</sup> and comprised a systematic walk over the site to classify the broad habitat types and identify any Habitats of Principal Importance (HPI) for the conservation of biodiversity as listed within Section 41 (S41) of the NERC Act (2006)<sup>2</sup>. Habitats were mapped in the field, and additional notes were made where appropriate. The 'condition' of habitats within the site were assessed in line with each habitat criteria set out within Natural England's Statutory Biodiversity Metric Condition Assessments document<sup>3</sup>.

<sup>1</sup> Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. 2020. The UK Habitat Classification User Manual 1.1 <http://www.ukhab.org>.

<sup>2</sup> The Natural Environment and Rural Communities Act 2006. [Online]. London: HMSO Available at: <http://www.legislation.gov.uk/ukpga/2006/16/contents>.

<sup>3</sup>[https://assets.publishing.service.gov.uk/media/669e5db4fc8e12ac3edb0198/Statutory\\_Biodiversity\\_Metric\\_Condition\\_Assessments23.07.24.xlsx](https://assets.publishing.service.gov.uk/media/669e5db4fc8e12ac3edb0198/Statutory_Biodiversity_Metric_Condition_Assessments23.07.24.xlsx)

3.5 Where feasible, target notes and species lists were compiled for individual areas and assessments of abundance were made using the DAFOR scale. Vascular plant nomenclature follows Stace<sup>4</sup>. Whilst the species lists collected should not be regarded as exhaustive, sufficient information was gained during the survey to enable classification and assessment of broad habitat types and identify features likely to be of interest.

3.6 All hedgerows were also assessed as to whether they qualified as Habitats of Principal Importance (Priority Habitats), i.e. whether they consisted of 80% or more native woody species, and against the Hedgerow Regulations Act (1997) wildlife and Countryside Criteria.

### **Fauna**

3.7 During the Habitat Survey, observations, signs of or suitable habitat for species protected under Part I of the Wildlife and Countryside Act 1981 (as amended)<sup>5</sup>, the Conservation of Habitats and Species Regulations 2017 (as amended)<sup>6</sup> (hereafter refer to as 'the Regulations') and the Protection of Badgers Act 1992<sup>7</sup> were recorded. Consideration was also given to the existence and use of the site by other notable fauna such as Schedule 1 bird species, breeding birds, species of Principle Importance under Section 41 of the NERC Act (2006), and Local Biodiversity Action Plan (LBAP) or Red Data Book (RDB) species.

#### **Badgers *Meles meles***

3.8 Standard survey methodology was followed<sup>8</sup> to complete a thorough search for evidence which would indicate the presence of badgers both on the site and locally. Evidence of badger occupation and activity sought included:

- Setts: including earth mounds, evidence of bedding and runways between setts;
- Latrines: often located close to setts, at territory boundaries or adjacent to favoured feeding areas;
- Prints and paths or trackways;
- Hairs caught on rough wood or fencing; and
- Other evidence: including snuffle holes, feeding and playing areas and scratching posts.
- Where setts are found, their status and level of activity is noted. Sett status is broadly categorised as follows:

#### **Bats - Roosting**

#### **Ground Level Tree Assessment**

3.9 Trees were initially inspected from ground level on 7th August 2024, with an update survey undertaken on 17<sup>th</sup> December 2024. Trees were assessed for their potential to support roosting bats and to enable recommendations with respect to the proposed works. During the survey

<sup>4</sup> Stace, C.A. 2019. *New Flora of the British Isles*. (4th Ed.). Cambridge: Cambridge University Press.

<sup>5</sup> The Wildlife and Countryside Act 1981 (as amended). London: HMSO Available from <http://www.legislation.gov.uk/ukpga/1981/69>

<sup>6</sup> The Conservation of Habitats and Species Regulations 2017 – Statutory Instrument 2017 No.1012.. London: HMSO. Available at: <https://www.legislation.gov.uk/ksi/2017/1012/contents/made>

<sup>7</sup> The Protection of Badgers Act 1992 (as amended). London: HMSO Available from: <http://www.legislation.gov.uk/ukpga/1992/51/contents>

<sup>8</sup> Harris, S., Creswell. P., and Jefferies, D.J., 1989. *Surveying Badgers*. Mammal. Society, London.

Potential Roosting Features (PRFs) for bats such as the following were sought (based on p16, British Standard BS 8596:2015) :

- Natural holes (e.g. knot holes) arising from naturally shed branches or branches previously pruned back to a branch collar;
- Man-made holes (e.g. cavities that have developed from flush cuts or cavities created by branches tearing out from parent stems);
- Woodpecker holes;
- Cracks/splits in stems or branches (horizontal and vertical);
- Partially detached, loose or platy bark;
- Cankers (caused by localised bark death) in which cavities have developed;
- Other hollows or cavities, including butt rots;
- Compression of forks with occluded bark, forming potential cavities;
- Crossing stems or branches with suitable roosting space between;
- Ivy stems with diameters in excess of 50mm with suitable roosting space behind (or where roosting space can be seen where a mat of thinner stems has left a gap between the mat and the trunk);
- Bat or bird boxes; and
- Other suitable places of rest or shelter not listed above.

3.10 Using professional judgement, the ground-based assessment classified trees based upon the presence of suitable features as set out in Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023<sup>9</sup>) in which the general bat roost potential groups are defined (refer Table 4.2 of the Guidelines) and provided in Table 1 below.

**Table 1: Suitability of trees for bats**

| Suitability | Description   |
|-------------|---|
| NONE        | Either no potential roost features or highly unlikely to be any.                  |
| FAR         | Further Assessment Required to establish if Potential Roost Features are present. |
| PRF         | A tree with at least one Potential Roost Feature.                                 |

### **Aerial Tree Assessment**

3.11 An aerial inspection of accessible potential roost features of tree T1, using a ladder, endoscope and torch, was undertaken on 17<sup>th</sup> December 2024 (a full aerial inspection was not possible due to overhead wires within 15m of the tree) by a suitably accredited ecologist (Natural England Class Licence Registration Number: 2016-22940-CLS-CLS) meeting the BCT competency requirements.

### **Breeding Birds**

3.12 A single scoping breeding bird survey was undertaken on 16<sup>th</sup> April 2025. The survey methodology employed was in accordance with the protocol specified in the best practice guidelines – Bird Survey Guidelines for Assessing Ecological Impacts<sup>10</sup>. All birds encountered

<sup>9</sup> Collins, J. (ed.) 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4<sup>th</sup> edition). The Bat Conservation Trust, London.

<sup>10</sup> Bird Survey & Assessment Steering Group. (2023). *Bird Survey Guidelines for assessing ecological impacts*, v.1.1.1. <https://birdsurveyguidelines.org>

(seen or heard) were recorded on a field survey plan using standard BTO species codes and symbols for bird activities and to denote activity, sex, and age where appropriate. Breeding status was inferred for each species based on the sixteen categories implemented by the European Ornithological Atlas Committee (EOAC)<sup>11</sup> and their corresponding definitions, in addition to four additional codes to classify non-breeding species as birds recorded away from suitable breeding habitat, summering non-breeders, passage migrants, or flyovers (descriptions of these criteria are provided in Appendix B). Birds were considered to be holding a territory and therefore likely to be utilizing the Site for breeding activities if they were displaying breeding behaviours, such as: singing, nest building, food carrying or territorial defence. If birds did not display such behaviours, e.g. they were only recorded flying over the Site, they were considered non-breeders.

3.13 In the case of this site, the small area is considered unlikely to provide substantial resources for species given the local context of ample much larger areas of similar habitat and habitat of greater suitability to the north and west of the site. Furthermore, the initial walkover identified internal habitats dominated by agricultural management lacking seasonally constrained habitat features such as temporary wetland areas that would necessitate increased survey effort. The survey undertaken falls within the season in which the majority of breeding activity occurs for typical species, and no species with vastly differing breeding cycles are reasonably expected to occur at this site following the consultation results and assessment of the habitats present. Survey effort was reviewed following the first survey and only a basic assemblage of a small number of common and widespread birds were found. Therefore, it is deemed unlikely that further survey effort would find significant additional information to change the impact assessment.

3.14 The need for a dusk survey was scoped out on the basis that the site is of limited size and adjacent to residential housing as such offers limited suitability for quail – the only such species that is conceivably likely. In addition to this, it is considered that the scoping survey would have recorded quail if present on Site as the survey was undertaken at sunrise within the optimal breeding period.

3.15 The survey visit was undertaken between sunrise and 11.00am. A route was mapped out prior to the survey being undertaken, with particular attention paid to linear features, such as hedgerows. The survey was not undertaken in unfavourable conditions such as heavy rain or strong wind, which may negatively affect the results. The conditions during the survey visit are summarised in Table 2 below.

**Table 2: Survey Dates and Conditions**

| Survey | Date       | Cloud Cover (%) | Rain | Wind (Beaufort) | Visibility |
|--------|------------|-----------------|------|-----------------|------------|
| 1      | 16.04.2025 | 100             | None | 3-Gentle Breeze | Good       |

<sup>11</sup> Sharrock, J.T.R (1973) Ornithological Atlases. Auspicium 5:13-15.

### Other Species

3.16 The potential for other protected and/or notable species was assessed during the habitat survey.

### Biodiversity Net Gain Assessment (BNG)

3.17 To assess whether or not the proposed development can achieve a 10% biodiversity gain, the Defra Statutory Biodiversity Metric v.4.1 (hereafter referred to as "the metric") was used. The metric is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the flat "habitats" and linear features "hedgerows" separately, and is based on pre-determined values, along with published written guidance, set by a Natural England-led team of experts. It is used as a proxy measure to determine if the development will result in an on-site habitat biodiversity net loss or gain. Full details of the calculation methodology are provided in The Statutory Biodiversity Metric – User Guide<sup>12</sup>.

3.18 Results are discussed in line with the Landscape Strategy (FPCR ref: 11573-FPCR-XX-XX-DR-L-003 P07).

3.19 Given the detailed designs are not available at the outline planning application, a number of assumptions have been made within the BNG assessment, as are set out within the relevant section below. This is considered sufficient to determine if the development has the potential to deliver a biodiversity net gain.

<sup>12</sup> Defra 2024. The Statutory Biodiversity Metric User Guide. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

## 4.0 RESULTS

### Desk Study

4.1 A summary of the desktop study is detailed below. Locations of statutory and non-statutory sites referred to in the following section are illustrated on Figure 1a, whilst species records location are shown in Figure 1b.

### Statutory Designations

4.2 The site does not fall within the designation boundary of any site of international, national or regional nature conservation importance, and no ecological statutory designations were identified within the relevant geographical search extents.

### Non-Statutory Designations

4.3 Ten non-statutory ecological designations were returned by LRERC from within 1km of the site, of which five are Local Wildlife Sites (LWS) and five are potential:historic (with no recent data).

4.4 A summary of these sites is provided in Table 3, and their locations in Figure 1A.

**Table 3: Non-statutory Designated Sites**

| Site Name (Figure 1a reference)                        | Designation              | Approximate Distance (km) & Relative Direction | Summary Description   |
|--|--------------------------|--|---|
| Newbold Verdon, Hall Farm woodland and moat (6)        | LWS (potential:historic) | 0.14km S                                       | Not known if the site still has value due to no recent survey data. |
| Hedgerow (7)   | LWS (potential:historic) | 0.53km NE                                      | Not known if the site still has value due to no recent survey data. |
| Newbold Verdon, Stream Hedge (12)                      | pLWS                     | 0.74km S                                       | Hedgerow.   |
| Newbold Verdon, Pavilion Green Lane Hedge (east) (1)   | pLWS                     | 0.76km SE                                      | Hedgerow.   |
| Hedge and Grassland (8)                                | LWS (potential:historic) | 0.85km NW                                      | Not known if the site still has value due to no recent survey data. |
| Newbold Verdon hedge, near School House Farm (3)       | pLWS                     | 0.88km SE                                      | Hedgerow  |
| Newbold Verdon Desford Rd (north) Wrask Farm (4)       | pLWS                     | 0.94km E                                       | Hedgerow  |
| Botany Bay Spinney – mixed woodland (9)                | LWS (potential:historic) | 0.94km S                                       | Not known if the site still has value due to no recent survey data. |
| Cadeby, between sewage works and Naneby Hall Farm (10) | LWS (potential:historic) | 0.96km S                                       | Not known if the site still has value due to no recent survey data. |
| Grassland (11)   | LWS (potential:historic) | 0.97km SE                                      | Not known if the site still has value due to no recent survey data. |
| Barlestone, Field Farm pond (5)                        | cLWS                     | 0.98km NW                                      | With a Potamogeton.   |

**Key:** pLWS – potential Local Wildlife Site, cLWS – candidate Local Wildlife Site

### Protected and Notable Species

4.5 Several protected and noted species records were returned from the search area. A summary of the records considered to be of particular relevance to the study is provided below. The recorded locations of species included are shown at Figure 1B.

#### Badger

4.6 A number of badger records were returned within 1km of the site during the desk study. Of these, one record is located adjacent to the northern site boundary (alive on road verge) and dated 2009.

#### Bats

4.7 The desk study returned a number of bat records from within 2km of the site including common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, Daubenton's bat *Myotis daubentonii*, noctule *Nyctalus noctule*, Nathusius' pipistrelle *Pipistrellus nathusii*, unidentified *Myotis* sp., Natterer's bat *Myotis nattereri* and Leisler's bat *Nyctalus leisleri*.

4.8 Of these, the closest record to the site was a soprano pipistrelle, located approximately 150m north east of the site boundary (record dated 2018).

#### Other Terrestrial Mammals

4.9 A number of hedgehog *Erinaceus europaeus* and hare *Lepus europaeus* records were returned from within 1km of the site, with one record of hedgehog located on the eastern site boundary (dated 2018).

#### Amphibians & Reptiles

4.10 No amphibian records were returned from within 1km of the site.

4.11 Grass snake *Natrix helvetica* records were returned at a single location approximately 160m north-east of the site and dated 2010.

#### Birds

4.12 A number of bird records were returned during the desktop study from within 1km of the site, including records of species listed in Schedule 1 of the WCA 1981 (as amended), Section 41 of the NERC Act 2006 and/or the Birds of Conservation Concern 4 (BoCC) red or amber lists. Species include bullfinch *Pyrrhula pyrrhula*, fieldfare *Turdus pilaris*, house martin *Delichon urbicum*, house sparrow *Passer domesticus*, linnet *Carduelis cannabina*, redwing *Turdus illicus*, skylark *Alauda arvensis* and yellowhammer *Emberiza citrinella*.

4.13 Of these, the closest bird record was that of a house martin located close to the eastern site boundary and dated 2018.

## Field Survey

### Habitat Survey (Figure 2)

4.14 Habitat descriptions are provided below, with habitat locations described in Figure 2.

#### Cropland

4.15 The majority of the site consisted of cropland, cropped within the last year and the field left bare at the time of survey. Field margins, comprising other neutral grassland, were narrow (<0.5m) for the majority of the site boundary.

#### Woodland and Scrub

4.16 A young, planted woodland belt was present adjacent to the eastern boundary, of which a very narrow section approximately half-way along the eastern boundary and the southernmost extent of the woodland corridor lie within the site boundary. The wider woodland comprised English oak *Quercus robur*, Scots pine *Pinus sylvestris*, silver birch *Betula pendula*, goat willow *Salix caprea* and field maple *Acer campestre*, with a dense understory including bramble *Rubus fruticosus* agg., holly *Ilex aquifolium* and buddleja *Buddleia davidii*. This area of woodland was assessed as being in moderate condition (Appendix A).

4.17 A small area of young scrub was present in the east where the site boundary extends into the adjacent development. This scrub comprised young hawthorn *Crataegus monogyna* and dog rose *Rosa canina* agg. and was assessed as being in poor condition.

#### Hedgerows and associated Trees

4.18 Three hedgerows (H1, H3 and H4) were present along the site boundaries to the north, east, and south, associated with arable field margins. Hedgerow H2 is located offsite, adjacent to the western field boundary.

**Table 4: Hedgerow summary table**

| Hedgerow number                            | Species present                        | Associated Features              | Condition                                | Important Hedgerow |
|--|--|----------------------------------|--|--------------------|
| H1   | Fe, Ac, Cm, Sn, Qr                     | Parallel hedge, <10% gaps, ditch | Good                                     | No                 |
| H2 (off-site adjacent to western boundary) | Fe, Sn, Ac, Qr, Cm, Up, Ca, Ia, Rc, Ps | <10% gaps                        | N/A (not included within BNG assessment) | No                 |
| H3   | Cm, Ia, Sn                             | <10% gaps                        | Moderate                                 | No                 |
| H4   | Cm                                     | <10% gaps                        | Moderate                                 | No                 |

**Species:** Ac *Acer campestre*, field maple; Ca *Corylus avellana*, hazel; Cm *Crataegus monogyna*, hawthorn; Fe *Fraxinus excelsior*, ash; Ia *Ilex aquifolium*, holly; Ps *Prunus spinosa* blackthorn; Qr *Quercus robur*, English oak; Rc *Rosa canina* agg., dog-rose; Sn *Sorbus nigra*, elder; Up *Ulmus procera*, elm.

#### Modified Grassland and Hardstanding

4.19 Small areas of modified grassland and existing hardstanding were present where the site boundary extends into the adjacent development in the north. This modified grassland comprised sparse vegetation dominated by perennial rye-grass *Lolium perenne*, along with

occasionally occurring species such as ribwort plantain *Plantago lanceolata* and cock's-foot *Dactylis glomerata*.

## **Fauna**

### **Badgers**

4.20 No evidence of badger such as the presence of setts, hairs, latrines or snuffle holes was observed during the habitat survey. The site offers some suitable foraging and commuting opportunities for this species in the form of arable land, hedgerows, and scrub.

### **Bats – Foraging and Commuting Bats**

4.21 The site is dominated by arable land that offers negligible foraging and commuting opportunities for local bat populations. The hedgerows and scrub at site boundaries however offer foraging and commuting opportunities for a range of locally common bat species.

### **Bats – Roosting**

4.22 Tree T3 was noted to be in generally good condition, with no features suitable to support roosting bats identified.

4.23 During the August survey, tree T1 was assessed as having a feature with the potential to support roosting bats in the form of a small south facing cavity c. 3m above ground level. An inspection of this accessible feature was undertaken using a ladder and endoscope in December 2024 to confirm if it did have potential or could be ruled out from further survey work in 2025. This endoscope inspection confirmed the potential for roosting bats within the feature which supported a domed shape cavity noted to extend c.25cm down the branch. In addition, a crack in an apparent dead stem (with open top) was also noted c.6m high. No evidence for roosting bats was recorded.

4.24 During the December site visit, potential roost features were also noted on tree T2 in the form of an east facing branch tear out c.6m high and a north-east facing woodpecker hole c.6.5m high. These could not be accessed via a ladder at the time of survey. No hibernation potential was identified.

### **Reptiles**

4.25 Opportunities for reptiles were present within the site but were limited to the hedgerows and associated narrow field margins and the small areas of woodland edge habitat.

### **Great Crested Newt**

4.26 No waterbodies are present within the site. An examination of OS maps (1:10,000 scale) / publicly available aerial photographs identified eight waterbodies within 500m of the site that are not considered to be separated from the site by significant barriers to the movement of GCN such as major roads.

4.27 On-site habitat suitable to support the species during its terrestrial phase is present at the boundaries of the site in the form of hedgerow bases and woodland edge.

### **Birds**

4.28 A total of 14 bird species were recorded within the Site boundary (for complete list see Appendix B) which includes four species meeting the criteria of at least one of the following pieces of

legislation: Schedule 1 of WCA, Section 41 of the NERC Act 2006, and/or the BoCC Red or Amber Lists. These species are referred to as 'notable' species. The distribution of these notable species are illustrated in Figure 3.

4.29 The species recorded are typical of the habitats present being characteristic of agricultural management. The hedgerows were of most ecological value to the breeding bird assemblage and supported most species recorded on site including notable woodpigeon *Columba palumbus*, wren *Troglodytes troglodytes*, and dunnock *Prunella modularis*. The arable field itself had no species using the interior at the time of the survey, tramlines were walked to ensure no species were missed, such as skylark or partridge. The site has a public footpath along the northern and western edge of the field used by dog walkers and this would deter more sensitive species to use the field due to disturbance.

4.30 One species was considered a probable breeder, comprising wren which were observed in suitable habitat and displaying territorial behaviour. The remaining 13 species were considered possible breeders based on a lack of recorded breeding evidence.

### **Biodiversity Net Gain (BNG)**

#### **Ecological Significance**

4.31 A review of the interim guidance for assessing strategic significance in Leicestershire and Rutland<sup>13</sup> was undertaken to assess the strategic significance of the site in relation to BNG. The location of the site is not formally identified within any local nature recovery strategies or within the Local Plan.

4.32 As the site is not formally identified within any local strategies it is determined that Site is of 'low strategic significance'.

#### **Proposed Habitats and Hedgerows**

4.33 The proposed habitats are shown in Figure 4. The area in the south of the site is to be safeguarded for the adjacent school expansion and is therefore considered as retained habitat within the assessment.

4.34 Given the outline nature of the application, the following assumptions have been made during the BNG calculations:

- SuDS and bioswale features to be dry for majority of the year and therefore will support wet grassland (other neutral grassland in moderate and poor condition, respectively);
- Residential area split 65:35 hardstanding to vegetated gardens;
- Community hub area to be 100% hardstanding;
- LEAP to be artificial surface;
- LAPs to be equipment on grass; and
- all trees to be planted will be small with those within the built development being in poor condition and those within the green infrastructure able to achieve moderate condition.

<sup>13</sup> Sue Timms. Leicestershire County Council Ecology Unit 2022. *Applying the Biodiversity Net-gain metric – Interim guidance for assessing strategic significance in Leicestershire and Rutland*.

4.35 Gardens within the proposed development are assumed to be 'vegetated gardens', as allowed within the Statutory Metric User Guidance. Even though gardens are private land and management cannot be secured, they can provide a positive contribution towards net gain, with the metric recognising the lack of securing long term management in its low value scoring of this habitat type<sup>14</sup>.

4.36 It is anticipated that the inclusion of native species-rich seed mixes, including flowering lawn for amenity areas and a wetland grassland mix within the SuDS and bioswale features, that the grassland within the green infrastructure / public open space will be other neutral grassland. The areas designed for more amenity purposes, comprising flowering lawn mix, has been given a 'poor' target condition whilst it is considered that with appropriate long-term management the other areas of other neutral within the areas of green infrastructure can achieve 'moderate' condition.

4.37 In addition, areas of mixed scrub and woodland planting are proposed within the on-site green infrastructure. With appropriate species mixes and appropriate long-term management, it is anticipated that the areas of woodland could achieve 'moderate' condition, whilst the majority of the scrub can achieve 'good' condition. The small area of scrub on the eastern boundary which lies adjacent to the development footprint has been given a more precautionary target condition of 'moderate'.

4.38 The proposals will result in the removal of much of hedgerow H1 from along the northern site boundary. New species -rich hedgerows and associated ditches are proposed to be created along the northern boundary which will replace the lost section, whilst additional native hedgerows are proposed at the development footprint edge and safeguarded land boundary.

4.39 It is furthermore considered that the retained section of hedgerow H4 can be enhanced to 'good' condition through replacing the adjacent on-site arable with mixed scrub.

## Results

4.40 With the above assumptions, habitat creation and hedgerow retention/enhancement, the proposed development is considered capable of achieving a 10% net gain in habitat and hedgerow biodiversity. The habitats proposed within this BNG assessment are readily achievable and common place in residential development of this type.

<sup>14</sup> [Biodiversity Net Gains – Frequently Asked Questions \(Biodiversity Net Gain FAQs - Frequently Asked Questions | Local Government Association \[viewed on 30.06.25\]](#)

4.41 Table 5 provides a summary of the headline results from the BNG assessment for the proposals. The full metric has been provided separately.

**Table 5: Summary Statutory Metric Headline Results**

|                             |                |        |
|-----------------------------|----------------|--------|
| Baseline                    | Habitat Units  | 17.14  |
|                             | Hedgerow Units | 3.63   |
| Post-Intervention           | Habitat Units  | 18.86  |
|                             | Hedgerow Units | 5.07   |
| Total Net Unit Change       | Habitat Units  | 1.73   |
|                             | Hedgerow Units | 1.45   |
| Total Net Percentage Change | Habitat Units  | 10.07% |
|                             | Hedgerow Units | 39.86% |

## 5.0 DISCUSSION

### Sites of Nature Conservation Value

#### Statutory Designated Sites

5.1 No statutory ecological designations have been identified within the relevant search areas. Such sites are therefore not considered to pose a constraint to the proposed development.

#### Non-Statutory Designated Sites

5.2 10 non-statutory sites were identified within 1km of the site, of which the closest is Newbold Verdon, Hall Farm Woodland and Moat LWS (potential:historic), located approximately 140m to the south. There is no information provided about this designation as there is no recent survey data.

5.3 The closest LWS is Newbold Verdon, stream hedge pLWS, located c.740m to the south.

5.4 Given these distances, there will be no land take or direct impacts on these designations, such as dust or pollution, from the proposed development. In terms of the completed development it is not anticipated that the proposed development will result in a significant increase in recreational pressure on the identified non-statutory designations. Furthermore the proposals include provision of a significant area of public open space including footpaths and LEAPs that will provide on-site recreation opportunities.

5.5 Therefore, non-statutory ecological designations are not considered to pose a constraint to the proposed development.

#### Habitats

5.6 The degree to which habitats receive consideration within the planning system relies on a number of mechanisms, including:

- Inclusion within a specific policy, for example veteran trees, ancient woodland and linear habitats within the National Planning Policy Framework (NPPF)<sup>15</sup>;
- A non-statutory site designation (e.g. LWS);
- Habitats considered as Habitats of Principal Importance for the conservation of biodiversity as listed within Section 41 of the NERC Act 2006; and
- Habitats identified as being a Priority Habitat within the national and local Biodiversity Action Plan.

5.7 Under the NPPF development should seek to contribute a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible.

5.8 The habitats within the site are largely of low ecological value and botanical interest, with the site dominated by cropland. The small areas of woodland and scrub are of increased ecological value but are limited in extent, with the majority of the woodland strip retained off-site.

5.9 The hedgerows at the site boundaries were all identified as Habitats of Principle Importance (80% native species), however were species-poor and lacked associated features such that they did not qualify as important under the wildlife and countryside criteria of the Hedgerow

<sup>15</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Regulations Act (1997). Hedgerow H3 and sections of hedgerows H1 and H4 are to be retained, with the majority of hedgerow H1 and a small section at the end of H4 to be lost to facilitate access into the site.

5.10 The proposals include a significant area of public open space/green infrastructure. With the creation of semi-natural habitats including species-rich grassland (other neutral grassland), woodland, scrub and wet grassland within the SuDS and bioswale features, it has been demonstrated that proposed development can achieve a 10% net gain in habitat biodiversity. In addition, it has been demonstrated that with the proposed planting of new native hedgerows, the proposed development can also achieve a 10% net gain in hedgerow units.

5.11 All retained / boundary vegetation (hedgerows and woodland) should be protected during construction activities i.e. working methods must adhere to standard best practice guidance, including BS5837<sup>16</sup> for trees and hedgerows.

### **Fauna**

5.12 Principal pieces of legislation protecting wild species are Part 1 of the Wildlife and Countryside Act 1981 (*as amended*) and the Conservation of Habitats & Species Regulations 2017 (*as amended*). Some species, for example badgers, also have their own protective legislation (Protection of Badger Act 1992). The impact that this legislation has on the Planning system is outlined in ODPM 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

5.13 In addition to protected species, there are those that are otherwise of conservation merit, such as Species of Principal Importance for the purpose of conserving biodiversity under the NERC Act 2006. These are recognised within the NPPF, which advises that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying a set of principles including:

- If significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- Development proposals where the primary objective is to conserve or enhance biodiversity should be encouraged.

### **Badger**

5.14 Badgers are a widespread species that are protected from harm and cruelty by the Protection of Badgers Act 1992.

5.15 No badger setts were identified within the site nor within a 30m radius of the site and as such the species is not considered to pose a constraint to the proposed development.

5.16 Records of badger were returned within the vicinity of the site however, and as such are known to be in the area. Therefore it is recommended that an update badger survey is undertaken prior to development of the site to confirm the continued absence of setts within the site at the time of works.

<sup>16</sup> BS 5837:2012 Trees in relation to design, demolition and construction. Recommendations.

5.17 If new setts are identified and are to be lost or disturbed as a result of the proposed development then works will need to be undertaken under the appropriate Natural England licence.

5.18 In addition, precautionary working methods will be adhered to during the construction phase, as follows, to protect individual badgers should they be present during construction:

- Covering deep excavations or providing escape ramps in deep excavation in the event such working are not infilled before nightfall; and
- The site manager completing weekly inspections of any soil mounds for evidence of new badger activity and if any potential new setts are identified works in that area will be stopped and further advice sought from a suitability qualified ecologist.

### **Bats**

#### Ground Tree Assessment

5.19 Tree T1 was confirmed to have the potential to support roosting bats in December 2024 and as was subject to additional survey in May – July 2025. No evidence for roosting bats was recorded during the survey work with the result of this additional survey is set out within the separate Bat Report<sup>17</sup>

5.20 This tree is retained within the proposals, however losses to hedgerow H1 and H4 will isolate this tree in the short term until the new proposed hedgerow along the northern boundary of the site is established.

5.21 Tree T2 was also assessed as having the potential to support roosting bats during the ground based assessment in December 2024 and as such was subject to an aerial tree assessment in May 2025. No evidence of roosting bats was recorded and following no further survey was required. The results of this aerial tree assessment is set out within the separate Bat Report<sup>18</sup>.

5.22 Tree T2 is to be lost to the proposed development and as such, should be subject to a pre-fell check.

5.23 In any case, roosting opportunities within the site will be enhanced in the long term through the provision of bat boxes on the external walls of new buildings within the built development and on retained trees. These will comprise approximately 20 bat boxes, located a minimum of 3m high and facing a southeast, south or southwest direction. Where possible, boxes will face areas of green infrastructure / retained boundary vegetation. The exact locations and box types can be confirmed through a condition; however indicative box types and locations are provided within Figure 5.

5.24 It is recommended that lighting during construction is designed such as to minimise light spill onto the retained trees, in line with current guidance<sup>19</sup>.

#### Foraging/Commuting Habitat

5.25 The main body of the site, comprising arable land, provides very limited opportunities for foraging bats.

<sup>17</sup> FPCR. July 2025. *Bat Report, Land off Bosworth Lane, Newbold Verdon*

<sup>18</sup> FPCR. July 2025. *Bat Report, Land off Bosworth Lane, Newbold Verdon*

<sup>19</sup> Bat Conservation Trust and Institution of Lighting Professionals 2023. *Bats and Artificial Lighting at Night. Guidance Note 08/23.*

5.26 Given that the majority of hedgerow H1 is proposed to be removed to facilitate the main site access, vis-splays and road widening, bat surveys in the form of static detectors are currently underway, with the results to date provided in the separate bat report.

5.27 With the retention of the majority of other boundary / offsite hedgerows and woodland, and the proposed creation of new habitat suitable for foraging and commuting bats (such as grassland and scrub) around the edge of the development footprint, a dark corridor will be maintained around the edge of the site for commuting bats. As such any impact on the local bat assemblage is anticipated to be minor and temporary, reducing to a negligible impact once the new hedgerow along the site frontage establishes.

5.28 It is recommended that the proposed accesses into the adjacent development, small loss of hedgerow H4 and the section of woodland, are not subject to artificial lighting, or are otherwise only subject to low level lighting with hoods, such that a dark corridor is maintained along this boundary.

5.29 In the long term, the proposed areas of green infrastructure will enhance foraging opportunities for the local bat population within the site.

5.30 To minimise additional construction/operational impacts it is recommended that an appropriate lighting scheme is incorporated across the site, with lighting directed away from retained and newly created habitats.

### **Reptiles**

5.31 The arable habitat is of negligible value to reptiles. The hedgerow bases and woodland at the site boundaries however do provide commuting and foraging opportunities for this species group.

5.32 Records returned during the desktop study included grass snake within close proximity to the site. Therefore, in order to safeguard any individual reptiles, in the unlikely event that they are present within the site during construction, it is recommended staged vegetation removal, is undertaken, to include an initial cut of vegetation to c.100mm, followed 2-4 hours later by a cut close to ground level. Such areas will then be maintained with vegetation <100mm throughout construction.

5.33 The green infrastructure of the proposals will enhance opportunities for reptiles within the site.

### **Great Crested Newt**

5.34 Eight ponds have been identified within 500m of the site. Although the arable land which dominates the site is sub-optimal for this species, the hedgerows and scrub offer commuting and hibernating habitat.

5.35 The site falls within the a Natural England District Level Licence (DLL) scheme and therefore a DLL application has been made and accepted (Appendix C).

### **Birds**

5.36 Low levels of activity were recorded within the site during the survey work undertaken, comprising species typical of the habitats present within and at the site boundaries.

5.37 The proposed development will result in a total loss of open habitat throughout the site. The arable field has potential to provide suitable breeding habitat for notable farmland specialists, however as no species were recorded within the field interior there would be a negligible impact

to the breeding bird assemblage. Furthermore, farmland specialist birds are more likely to prefer the larger areas of open arable habitat to the north and west of the site resulting in a negligible impact on the breeding bird assemblage.

5.38 The hedgerows on site were of most value to the breeding bird assemblage, consisting of small populations of common and widespread generalist species. The boundary hedgerows are largely retained, with just hedgerow H1 at the northern boundary lost to the proposed development. Hedgerow H1 will be replaced however with new hedgerow creation and as such the breeding habitat resource will be maintained, and enhanced through other proposed habitat creation, in the long-term.

5.39 It is anticipated that new habitat creation within the proposed green infrastructure, including hedgerows, scrub, woodland and grassland, will provide enhanced foraging and breeding opportunities within the site for the local bird assemblage in the long term.

5.40 It is recommended that new scrub, trees and hedgerow include berry and fruit-bearing species of value to foraging birds including, but not limited to field maple *Acer campestre*, hawthorn *Crataegus monogyna*, dogwood *Cornus sanguinea*, hazel *Corylus avellana*, honeysuckle *Lonicera periclymenum*, blackthorn *Prunus spinosa*, dog-rose, elder *Sambucus nigra* and holly *Ilex aquifolium*. This will more than compensate for the hedgerow and minor woodland losses necessary to facilitate site access.

5.41 Additional enhancements that could be integrated within the proposed development include the erection of nest boxes on retained trees and the inclusion of swift boxes within new buildings across the site. Information on the exact type and location of boxes can be conditioned; however indicative type and locations are provided in Figure 5.

5.42 Removal of any habitats used by nesting birds, such as woody vegetation including hedgerows should where possible be timed to occur outside of the bird breeding season (i.e. avoiding March to August inclusive) to minimise the risk of disturbance to breeding birds. If this is not possible, such vegetation must be checked prior to removal by a suitably experienced ecologist. If active nests are found, vegetation will be left untouched and suitably buffered from works until all birds have fledged. Specific advice should be sought from the Ecologist prior to undertaking vegetation clearance. This would be a statutory requirement due to the protection of all nesting birds and their nests under the Wildlife and Countryside Act, 1981 (as amended).

#### **Other species**

5.43 The site provides some limited suitable habitat for hedgehog, though given the wide availability of similar habitat in the surrounding agricultural and urban areas the loss of habitat within the site to the proposed development is not considered to have a significant effect of the resources available for this species. The potential presence of hedgehog in the local area is therefore not considered a constraint to the proposed development.

5.44 As good practice, however, the development footprint should remain permeable to species such as hedgehog through the introduction of hedgehog holes in boundary/garden fences where adjacent to areas of green infrastructure.

5.45 As best practice any trenches or other deep excavations will be either covered overnight, or provided with a means of escape, to minimise the potential of harm to terrestrial mammals such as hedgehog.

## **APPENDIX A: HEDGEROW SURVEY PROFORMA**

## Hedgerow H1

|                                     |             |
|-------------------------------------|-------------|
| <b>HEDGE NO.</b>                    | <b>H1</b>   |
| Length of hedge (m)                 | 258         |
| Number of standards                 | 3           |
| Length /50                          | 5.16        |
| Standards per 50m                   | 0.58        |
|                                     |             |
| Total gaps (m)                      | 0           |
| % gaps                              | 0           |
|                                     |             |
| Length of ditch (m)                 | 258         |
| % of total                          | 100         |
|                                     |             |
| Length bank/wall (m)                | 0           |
| % of total                          | 0           |
|                                     |             |
| <b>Connections<br/>(within 10m)</b> | <b>Pt's</b> |
| Other hedges (1)                    | 2           |
| Woodland (2)                        | 0           |
| Ponds (2)                           | 0           |
| <b>TOTAL</b>                        | <b>2</b>    |
|                                     |             |
| Adjacent to a PRow                  | No          |
|                                     |             |
| Parallel to another hedge           | Yes         |

|                           |     |
|---------------------------|-----|
| Adjacent to a PRoW        | No  |
| Parallel to another hedge | Yes |

| ASSOCIATED FEATURES                  | Use          | i | ii |
|--------------------------------------|--------------|---|----|
| column i if adjacent to a PROW       |              |   |    |
| One or more standards per 50m        |              |   |    |
| Less than 10% gaps                   |              |   | ✓  |
| Ditch for over 50% of hedge          |              |   | ✓  |
| Bank or wall for over 50% of hedge   |              |   |    |
| Connections scoring 4 points or more |              |   |    |
| A parallel hedge within 15m          |              |   | ✓  |
| Three or more woodland species       |              |   |    |
|                                      | <b>TOTAL</b> |   | 3  |

| ASSESSMENT CRITERIA  |   |
|--|---|
| Within Hull, Cumbria, Darlington, Durham, East Riding of Yorks, Hartlepool, Lancs, Middlesbrough, NE Lincs, N Lincs, Northumberland, N Yorks, Redcar & Cleveland, Stockton-on-Tees, Tyne and Wear, W Yorks or York, the number of woody species in the assessment criteria is to be reduced by one for a), b), c) & d) |   |
| a) Rare or protected species present   | x |
| b) 7 or more woody species   | x |
| c) 6 woody species and at least 3 associated features  | x |
| d) 6 woody species and at least one of 4 listed species  | x |
| e) 5 woody species and at least 4 associated features  | x |
| f) Adjacent to PRoW & includes $\geq 4$ woody species and at least 2 associated features   | x |

## Hedgerow H2

|                                     |             |
|-------------------------------------|-------------|
| <b>HEDGE NO.</b>                    | <b>H2</b>   |
| Length of hedge (m)                 | 295         |
| Number of standards                 | 0           |
| Length /50                          | 5.9         |
| Standards per 50m                   | 0           |
| Total gaps (m)                      | 0           |
| % gaps                              | 0           |
| Length of ditch (m)                 | 0           |
| % of total                          | 0           |
| Length bank/wall (m)                | 0           |
| % of total                          | 0           |
| <b>Connections<br/>(within 10m)</b> | <b>Pt's</b> |
| Other hedges (1)                    | 1           |
| Woodland (2)                        |             |
| Ponds (2)                           |             |
| <b>TOTAL</b>                        | <b>1</b>    |
| Adjacent to a PROW                  | No          |
| Parallel to another hedge           | No          |

| 30m samples   |   | Hedge<br>(DAFOR) | St'ds<br>(No.) | 1           | 2 | 3 |
|---|---|------------------|----------------|-------------|---|---|
| Woody species - put species that count for HEGS but not REGS in (brackets) & don't count. |   |                  |                | 30m samples |   |   |
|   |   | 1                | 2              | 3           |   |   |
| <i>Hawthorn</i>   | A |                  |                | ✓           | ✓ |   |
| <i>Hazel</i>  | F |                  |                | ✓           |   |   |
| <i>Elder</i>  | O |                  |                | ✓           | ✓ |   |
| <i>Rose</i>   | R |                  |                | ✓           | ✓ | ✓ |
| <i>Holly</i>  | R |                  |                | ✓           | ✓ |   |
| <i>Ash</i>  | R |                  |                |             | ✓ |   |
| <i>Field maple</i>  | O |                  |                | V           | ✓ | ✓ |
| <i>Elm</i>  | R |                  |                |             | ✓ |   |
| <i>Blackthorn</i>   | R |                  |                |             | ✓ |   |
|   |   |                  |                |             |   |   |
|   |   |                  |                |             |   |   |
|   |   |                  |                |             |   |   |
|   |   |                  |                |             |   |   |
|   |   |                  |                |             |   |   |
|   |   |                  |                |             |   |   |
|   |   |                  |                |             |   |   |
|   |   |                  |                |             |   |   |
| <b>TOTAL</b>  | 9 |                  |                | 6           | 8 | 2 |
| <b>MEAN</b>   |   |                  |                | 5.3         |   |   |

| ASSOCIATED FEATURES                  | Use          | i | ii |
|--------------------------------------|--------------|---|----|
| column i if adjacent to a PROW       |              |   |    |
| One or more standards per 50m        |              |   |    |
| Less than 10% gaps                   |              |   | ✓  |
| Ditch for over 50% of hedge          |              |   |    |
| Bank or wall for over 50% of hedge   |              |   |    |
| Connections scoring 4 points or more |              |   |    |
| A parallel hedge within 15m          |              |   |    |
| Three or more woodland species       |              |   |    |
|                                      | <b>TOTAL</b> |   | 1  |

| ASSESSMENT CRITERIA   |  |
|---|--|
|   | Within Hull, Cumbria, Darlington, Durham, East Riding of Yorks, Hartlepool, Lancs, Middlesbrough, NE Lincs, N Lincs, Northumberland, N Yorks, Redcar & Cleveland, Stockton-on-Tees, Tyne and Wear, W Yorks or York, the number of woody species in the assessment criteria is to be reduced by one for a), b), c) & d) |
| a) Rare or protected species present  | x  |
| b) 7 or more woody species  | x  |
| c) 6 woody species and at least 3 associated features                               | x  |
| d) 6 woody species and at least one of 4 listed species                             | x  |
| e) 5 woody species and at least 4 associated features                               | x  |
| f) Adjacent to PROw & includes ≥ 4 woody species and at least 2 associated features | x  |

## Hedgerow H3

|                                     |             |
|-------------------------------------|-------------|
| <b>HEDGE NO.</b>                    | <b>H3</b>   |
| Length of hedge (m)                 | 69          |
| Number of standards                 | 0           |
| Length /50                          | 1.38        |
| Standards per 50m                   | 0           |
| Total gaps (m)                      | 0           |
| % gaps                              | 0           |
| Length of ditch (m)                 | 0           |
| % of total                          | 0           |
| Length bank/wall (m)                | 0           |
| % of total                          | 0           |
| <b>Connections<br/>(within 10m)</b> | <b>Pt's</b> |
| Other hedges (1)                    |             |
| Woodland (2)                        | 2           |
| Ponds (2)                           |             |
| <b>TOTAL</b>                        | <b>2</b>    |
| Adjacent to a PRoW                  | No          |
| Parallel to another hedge           | No          |

| ASSOCIATED FEATURES<br>column i if adjacent to a PROW | Use          | i | ii |
|---|--------------|---|----|
| One or more standards per 50m                         |              |   |    |
| Less than 10% gaps                                    |              |   | ✓  |
| Ditch for over 50% of hedge                           |              |   |    |
| Bank or wall for over 50% of hedge                    |              |   |    |
| Connections scoring 4 points or more                  |              |   |    |
| A parallel hedge within 15m                           |              |   |    |
| Three or more woodland species                        |              |   |    |
|   | <b>TOTAL</b> |   | 1  |

| ASSESSMENT CRITERIA  |   |
|--|---|
| Within Hull, Cumbria, Darlington, Durham, East Riding of Yorks, Hartlepool, Lancs, Middlesbrough, NE Lincs, N Lincs, Northumberland, N Yorks, Redcar & Cleveland, Stockton-on-Tees, Tyne and Wear, W Yorks or York, the number of woody species in the assessment criteria is to be reduced by one for a), b), c) & d) |   |
| a) Rare or protected species present   | x |
| b) 7 or more woody species   | x |
| c) 6 woody species and at least 3 associated features  | x |
| d) 6 woody species and at least one of 4 listed species  | x |
| e) 5 woody species and at least 4 associated features  | x |
| f) Adjacent to PROw & includes ≥ 4 woody species and at least 2 associated features  | x |

## Hedgerow H4

|                                     |             |
|-------------------------------------|-------------|
| <b>HEDGE NO.</b>                    | <b>H4</b>   |
| Length of hedge (m)                 | 64          |
| Number of standards                 | 0           |
| Length /50                          | 1.28        |
| Standards per 50m                   | 0           |
| Total gaps (m)                      | 0           |
| % gaps                              | 0           |
| Length of ditch (m)                 | 0           |
| % of total                          | 0           |
| Length bank/wall (m)                | 0           |
| % of total                          | 0           |
| <b>Connections<br/>(within 10m)</b> | <b>Pt's</b> |
| Other hedges (1)                    |             |
| Woodland (2)                        | 2           |
| Ponds (2)                           |             |
| <b>TOTAL</b>                        |             |
| Adjacent to a PRoW                  | No          |
| Parallel to another hedge           | No          |

| ASSOCIATED FEATURES                  | Use          | i | ii |
|--------------------------------------|--------------|---|----|
| column i if adjacent to a PROW       |              |   |    |
| One or more standards per 50m        |              |   |    |
| Less than 10% gaps                   |              |   | ✓  |
| Ditch for over 50% of hedge          |              |   |    |
| Bank or wall for over 50% of hedge   |              |   |    |
| Connections scoring 4 points or more |              |   |    |
| A parallel hedge within 15m          |              |   |    |
| Three or more woodland species       |              |   |    |
|                                      | <b>TOTAL</b> |   | 1  |

| ASSESSMENT CRITERIA   |  |
|---|--|
|   | Within Hull, Cumbria, Darlington, Durham, East Riding of Yorks, Hartlepool, Lancs, Middlesbrough, NE Lincs, N Lincs, Northumberland, N Yorks, Redcar & Cleveland, Stockton-on-Tees, Tyne and Wear, W Yorks or York, the number of woody species in the assessment criteria is to be reduced by one for a), b), c) & d) |
| a) Rare or protected species present  | x  |
| b) 7 or more woody species  | x  |
| c) 6 woody species and at least 3 associated features                               | x  |
| d) 6 woody species and at least one of 4 listed species                             | x  |
| e) 5 woody species and at least 4 associated features                               | x  |
| f) Adjacent to PROw & includes ≥ 4 woody species and at least 2 associated features | x  |

## APPENDIX B: BASELINE CONDITION ASSESSMENTS

### Woodland

| Condition Criteria   | Criteria |
|--|----------|
| <b>A Age of trees</b><br>3pts – 3 age classes; 2pts – 2 age classes; 1pt – 1 age class   | 2        |
| <b>B Wild, domestic and feral herbivore damage</b><br>3pts – none; 2pts – <40% of woodland; 1pt – >40% of woodland   | 3        |
| <b>C Invasive plant species</b><br>3pts – none; 2pts – <10% cover AND no rhododendron or laurel; 1pt – >10% cover OR rhododendron or laurel present  | 3        |
| <b>D Number of native tree species</b><br>3pts – five or more; 2pts – 3-4 species; 1pt – 0-2 species   | 3        |
| <b>E Cover of native tree and shrub species</b><br>3pts – >80% of canopy and understorey; 2pts – 50-80% of canopy and understorey; 1pt – <50% of canopy and understorey  | 3        |
| <b>F Open space within woodland</b><br>3pts – 10-20% temporary open space (Unless woodland is <10ha, in which case 0 – 20% temporary open space is permitted); 2pts – 21-40% temporary open space; 1pt – <10% or >40% temporary open space   | 3        |
| <b>G Woodland regeneration</b> (trees 4 - 7 cm Diameter at Breast Height / saplings / seedlings / or advanced coppice regrowth)<br>3pts – all three classes; 2pts – one or two classes; 1pt – no classes or coppice regrowth in woodland     | 1        |
| <b>H Tree health</b><br>3pts – <10% mortality and no pests/diseases/dieback;<br>2pts – 11-25% mortality and/or dieback, low risk pests/disease present<br>1pt – >25% mortality or high risk pests/disease present                            | 3        |
| <b>I Vegetation and ground flora</b><br>3pts Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.; 2pts – recognisable NVC community; 1pt – no recognisable NVC community | 1        |
| <b>J Woodland vertical structure</b><br>3pts – 3+ storeys; 2pts – 2 storeys; 1pt – 0-1 storeys   | 1        |
| <b>K Veteran trees</b><br>3pts – 2+/ha; 2pts – 1/ha; 1pt – none  | 1        |
| <b>L Amount of deadwood</b> (frequency of survey plots not absolute cover)<br>3pts – 50%; 2pts – 25-50%; 1pt – <25%  | 1        |
| <b>M Woodland disturbance</b><br>3pts – no enrichment/damage; 2pts – <1ha enriched OR <20% area damaged ground l; 1pt – >1ha enriched OR >20% area damaged ground  | 2        |
| <b>Total Score</b>   | 27       |
| <b>Condition</b>   | Moderate |

| Condition Assessment Result | Condition Assessment Score |
|-----------------------------|----------------------------|
| Total score >32 (33-39)     | Good (3)                   |
| Total score 26 to 32        | Moderate (2)               |
| Total score <26 (13 to 25)  | Poor (1)                   |

**Mixed Scrub**

| Condition Criteria  | Criteria |
|---|----------|
| <b>A</b> Habitat is representative of UKHab description (where in its natural range). At least 80% is native and there are at least three woody species, with no one species comprising more than 75% of the cover (except hazel, common juniper, sea buckthorn or box, which can be up to 100% cover). | Fail     |
| <b>B</b> Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.   | Fail     |
| <b>C</b> There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.  | Pass     |
| <b>D</b> The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat.   | Fail     |
| <b>E</b> There are clearings, glades or rides present within the scrub, providing sheltered edges.  | Pass     |
| <b>Total Passes</b>   | 2        |
| <b>Condition</b>  | Poor     |

| Condition Assessment Result | Condition Assessment Score |
|-----------------------------|----------------------------|
| Passes 5 criteria           | Good (3)                   |
| Passes 3 or 4 criteria      | Moderate (2)               |
| Passes 2 or fewer criteria  | Poor (1)                   |

**Modified Grassland - Grassland (low distinctiveness)**

| Condition Criteria  | Criteria                 |
|---|--------------------------|
| <b>A</b> There must be 6-8 species per m <sup>2</sup> , including at least 2 forbs (including those in Footnote 1).<br><b>NB - this criterion is non-negotiable for achieving moderate or good condition.</b>   | Fail                     |
| <b>B</b> Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.                               | Fail                     |
| <b>C</b> Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. | Pass                     |
| <b>D</b> Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.                                     | Pass                     |
| <b>E</b> Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens.   | Fail                     |
| <b>F</b> Cover of bracken less than 20%.  | Pass                     |
| <b>G</b> There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).   | Pass                     |
| <b>Total Passes</b>   | 4 but failing Criteria A |
| <b>Condition</b>  | Poor                     |

| Condition Assessment Result  | Condition Assessment Score |
|--|----------------------------|
| Passes 6 or 7 of 7 criteria including essential criteria A                               | Good (3)                   |
| Passes 4 or 5 of 7 criteria; OR<br>Passes 6 of 7 criteria excluding essential criteria A | Moderate (2)               |
| Passes 0, 1, 2 or 3 of 7 criteria  | Poor (1)                   |

## Hedgerows

| Condition Criteria   | Hedgerow Reference |          |              |
|--|--------------------|----------|--------------|
|  | H1                 | H3       | H4           |
| <b>A1</b> Height >1.5m average along length.   | Pass               | Pass     | Pass         |
| <b>A2</b> Width >1.5m average along length.  | Pass               | Fail     | Pass         |
| <b>B1</b> Gap between ground and base of canopy <0.5 m for >90% of length.   | Pass               | Pass     | Pass         |
| <b>B2</b> Gaps make up <10% of total length and no canopy gaps >5 m.   | Pass               | Pass     | Pass         |
| <b>C1</b> >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least). | Pass               | Fail     | Fail         |
| <b>C2</b> Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.  | Fail               | Fail     | Fail         |
| <b>D1</b> >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.            | Pass               | Pass     | Pass         |
| <b>D2</b> >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.   | Pass               | Fail     | Fail         |
| <b>Total Failures</b>  | 1                  | 3        | 3            |
| <b>Condition</b>   | Good               | Moderate | Moderate     |
| Condition Assessment Result for Hedgerows without Trees  |                    |          |              |
| ≤2 total failures; AND no more than 1 failure in any functional group  |                    |          | Good (3)     |
| ≤4 total failures; AND does not fail both attributes in more than one functional group   |                    |          | Moderate (2) |
| >4 total failures; OR fails both attributes in multiple functional groups  |                    |          | Poor (1)     |

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**APPENDIX C: DLL - COUNTER SIGNED IACPC**

## Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate

T. 020 8026 1089  
E. [gcnll@naturalengland.org.uk](mailto:gcnll@naturalengland.org.uk)

The appropriate authority shall not grant a licence under Regulation 55(9)(b) unless they are satisfied that actions authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

This Certificate is provisional once all information required in sections 1, 2, 3 and 4 has been inserted by Natural England and it has been issued to the Applicant. A provisional Certificate shall be given the date inserted by Natural England in section 4. A Certificate remains provisional until:

- It has been signed and dated by the Applicant in section 6; and
- Natural England's administration fee has been invoiced for and (if applicable) the 1st Stage Conservation Payment has/have been paid; and
- It has been counter-signed and dated on behalf of Natural England in section 8.

At which point this Certificate shall be complete and effective and shall be given the date on which it is signed by Natural England in section 8.

A provisional Certificate that determines that a 1<sup>st</sup> Stage Conservation Payment is required will lapse after 6 weeks from the date given in section 4, unless signed and dated by the applicant in Section 6.

A provisional Certificate that determines that a 1<sup>st</sup> Stage Conservation Payment is *not* required will lapse after 3 months from the date given in section 4, unless signed and dated by the applicant in Section 6.

Lapse date: 25/05/2025

### 1. Application Details

|  |  |
|--|--|
| (1.1) Name of Applicant:<br>(and company number where relevant)<br>"the Applicant"   | Jenny Brader, Bloor Homes (East Midlands)  |
| (1.2) Site name / address:<br>"the Site"   | Newbold Verdon 3<br>Bosworth Lane, Newbold Verdon, Hinckley and Bosworth, Leicestershire, CV13 0DS |
| (1.3) Grid reference for site:<br>10 figure reference from the centre of the site (or start/end points for linear schemes) | SK 44141 04180   |
| (1.4) District Level Licensing Enquiry number:   | DLL-ENQ-LEIC-00132   |
| (1.5) District Level Licensing Enquiry form date:  | 04.02.2025   |

## 2. Impact assessment

|   |   |                    |                          |               |                          |                   |                          |                    |                          |       |  |  |  |
|---|---|--------------------|--------------------------|---------------|--------------------------|-------------------|--------------------------|--------------------|--------------------------|-------|--|--|--|
| 2.1 Total number of ponds within proposed site boundary   | 0   |                    |                          |               |                          |                   |                          |                    |                          |       |  |  |  |
| 2.2 Total number of ponds within 250m buffer around the proposed site boundary  | 3   |                    |                          |               |                          |                   |                          |                    |                          |       |  |  |  |
| 2.3 Expected total number of ponds functionally lost<br><i>All ponds within the red line boundary are considered lost as standard. Impacts on ponds outside of the red line boundary, up to 250m from the proposed site, are considered proportionally.</i> | 0.5   |                    |                          |               |                          |                   |                          |                    |                          |       |  |  |  |
| 2.4 Does this development qualify for an alternative Impact Assessment approach?  | <table border="0"><tr><td>Householder</td><td><input type="checkbox"/></td><td>Linear scheme</td><td><input type="checkbox"/></td></tr><tr><td>Temporary Impacts</td><td><input type="checkbox"/></td><td>Phased development</td><td><input type="checkbox"/></td></tr><tr><td>Other</td><td colspan="3"></td></tr></table> | Householder        | <input type="checkbox"/> | Linear scheme | <input type="checkbox"/> | Temporary Impacts | <input type="checkbox"/> | Phased development | <input type="checkbox"/> | Other |  |  |  |
| Householder   | <input type="checkbox"/>  | Linear scheme      | <input type="checkbox"/> |               |                          |                   |                          |                    |                          |       |  |  |  |
| Temporary Impacts   | <input type="checkbox"/>  | Phased development | <input type="checkbox"/> |               |                          |                   |                          |                    |                          |       |  |  |  |
| Other   |   |                    |                          |               |                          |                   |                          |                    |                          |       |  |  |  |

## 3. Compensation

|   |   |
|---|---|
| 3.1 Has the DLL enquiry been submitted with survey information, or has Natural England's modelled 'No-Survey' option been utilised?   | Survey <input type="checkbox"/> No-Survey <input checked="" type="checkbox"/>   |
| 3.2 Which Risk Zone does the development lie in:<br><i>(No Survey route only)</i>   | Amber Zone <input checked="" type="checkbox"/> Green Zone <input type="checkbox"/> Combination <input type="checkbox"/> <small>Used for Linear schemes only</small><br><i>Any additional details</i><br><div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div> |
| 3.3 Associated Risk Zone compensation ratio:<br><i>(No Survey route only) Ratio is associated with the risk zone above it.</i>  | 2:1 <input checked="" type="checkbox"/> 1:1 <input type="checkbox"/> Other <input type="checkbox"/><br><small>(Provide details below)</small><br><div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>  |
| 3.4 Pond compensation ratios:<br><i>(Survey route only)</i>   | GCN 'Present' Ponds - 4:1<br>GCN 'Un-surveyed' Ponds - 2:1<br>GCN 'Absent' Ponds - 1:1<br><div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>   |
| 3.5 Additional Multipliers:<br><i>Applicable only under an alternative Impact Assessment approach e.g. Temporary impacts multiplier.</i>  | <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>   |
| 3.6 Number of compensation ponds required:<br><i>[Expected total number of ponds lost] x [compensation ratio(s)]</i>  | 1<br><div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>  |
| 3.7 Is the Time-lag multiplier of 1.1x required?<br><i>Multiplier applied when allocated compensation ponds are under a year old (not yet fully functional).</i>                  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> In Part <input type="checkbox"/><br><div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>   |
| 3.8 Total number of compensation ponds required<br><i>After all multipliers</i>   | 1.1<br><div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>  |
| 3.9 Is a 1 <sup>st</sup> Stage Conservation Payment required?<br><i>Mandatory when three or more compensation ponds are required, unless otherwise stated by Natural England.</i> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br><div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>  |

#### 4. Administration Fee and Conservation Payment

4.1 Natural England charges a non-refundable Administration Fee of £570 + VAT for the production of a provisional Impact Assessment and Conservation Payment Certificate. An invoice for this fee will be issued at the point of production of the provisional Impact Assessment and Conservation Payment Certificate, payable within 28 days of issue.

4.2 Applicants must also make a Conservation Payment to Natural England, to allow Natural England to pay for the creation of sufficient new great crested newt habitat to compensate for the impacts of the Applicant's proposals and maintain this habitat for 25 years.

4.3 If the total number of compensation ponds required is 3 or more the Conservation Payment shall be split into two staged payments: a 1<sup>st</sup> Stage Conservation Payment and a 2<sup>nd</sup> Stage Conservation Payment. In the case of a phased development, see Annex 4.

4.4 An Applicant who is not required to make staged payments will be issued with a VAT-inclusive invoice for the Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.

4.5 An Applicant who is required to make a 1<sup>st</sup> Stage Conservation Payment will be issued with a VAT-inclusive invoice for that payment once it has signed the provisional Impact Assessment and Conservation Payment Certificate at section 6, below, and returned it to Natural England. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10 below. When an Applicant is required to make a 1<sup>st</sup> Stage Payment Natural England will not complete the Impact Assessment and Conservation Payment Certificate by signing and dating it at section 8 until that payment has been made.

4.6 An Applicant who has made a 1<sup>st</sup> Stage Conservation Payment will be issued with a VAT-inclusive invoice for the 2<sup>nd</sup> Stage Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.

4.7 Except for householder home improvement projects or where planning permission has been received following a householder planning application a further non-refundable fee of £690 will be charged at the point of issue of any subsequent licence under reg. 55 of the Conservation of Habitats and Species Regulations 2017 (as amended), payable within 28 days of issue.

##### Basis of calculation of Conservation Payment:

1.1 compensatory ponds required at £20,200 each = £22,220.00 plus VAT = total £ 26,664.00 .

If a 1<sup>st</sup> Stage Conservation Payment is required, the Conservation Payment shall be split as follows: See 4.2 to 4.6, above

1<sup>st</sup> Stage Conservation Payment: £- plus VAT = total £ - . See 4.5, above

2<sup>nd</sup> Stage Conservation Payment: £- plus VAT = total £ - . See 4.6, above

##### Plus:

Administration fee for Impact Assessment and Conservation Payment Certificate £570 plus VAT = total £684 See 4.1, above

Fee payable on the issue of a licence £690 (no VAT) See 4.7, above

Date: 25/02/2025 See clause 5.11, below

##### Additional comments on the Conservation Payment:

A breakdown of the Conservation Payment per pond is given at Annex 2.

The Conservation Payment must be made in full before a licence under regulation 55 of the Conservation of Species and Habitats Regulations 2017 (as amended) may authorise activities that would otherwise breach Regulation 43 of those regulations.

## 5. Further Important Information

- 5.1 It is the duty of the Applicant to inform Natural England if the extent of the land affected by the proposed development is not exactly as shown on the Plan attached as Annex 3 to this Certificate or if it alters at any time after the date of this Certificate. An offence may be committed if incorrect information is submitted to Natural England in the course of the licensing process.
- 5.2 Natural England shall be entitled to terminate this Certificate if information subsequently received causes it to reasonably conclude that the impacts on great crested newts, or the required level of compensation, of/for the Applicant's proposals on the Site have been under-stated in this Certificate. Before terminating this Certificate Natural England shall give the Applicant reasonable notice of its intentions and the opportunity to make a written representation against withdrawal.
- 5.3 This Certificate relates only to the development described in this form and not to any associated or enabling development.
- 5.4 Natural England's assessment of the total number of ponds to be lost at the Site is informed by the information provided by the Applicant in its Enquiry Form. However, where an Applicant has not provided up to date survey data Natural England determines the number of ponds to be lost at the Site from its own information. In all cases Natural England retains discretion in assessing the number of ponds to be lost as a result of the Applicant's proposals at the Site and its decision shall be conclusive.
- 5.5 This Certificate is not a licence granted under reg. 55 of the Conservation of Habitats and Species Regulations 2017 (as amended) (henceforth "the 2017 Regulations") and is not a confirmation or warranty that such a licence will subsequently be granted.<sup>1</sup> Natural England excludes all warranties and representations in so far as the law permits.
- 5.6 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations any such licence will be subject to the conditions therein set out, which may include (but not be limited to) conditions that activities may not be commenced until the Applicant has paid the Conservation Payment in the amount and manner set out herein and that activities may not be commenced until compensatory works have reached a specified stage of completion.
- 5.7 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations Natural England agrees to use and hold Conservation Payment monies payable by and received from the Applicant for the purposes and period of time set out in Annex 2 to this Certificate. Any surpluses properly arising after 25 years from the date of the grant of a licence shall be retained and used by Natural England for the purposes of enhancing the conservation status of great crested newts in England.
- 5.8 If planning permission or other essential regulatory consent (including a licence to the Applicant under reg. 55 of the 2017 Regulations) for the Applicant's proposals on the site are refused, or are not applied for, the 1<sup>st</sup> stage Conservation Payment(s) made by the Applicant to Natural England pursuant to this Certificate will be repaid in full.
- 5.9 If following the receipt of planning permission and/or all other essential regulatory consents but prior to the commencement of any works on the Site that could kill or disturb great crested newts or damage or destroy their habitat the Applicant confirms in writing to Natural England that it no longer wishes to proceed with its proposals on the Site any 1<sup>st</sup> Stage Conservation Payment already made shall be forfeit and any 2<sup>nd</sup> Stage Conservation Payment already made will be repaid subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. An Applicant who was not required to make staged payments will be repaid any Conservation Payment already made subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.
- 5.10 If the Applicant only carries out part of the development on the Site and has less impact than that assessed at part 2 of this Certificate it shall be entitled to request Natural England to recalculate the Conservation Payment. Such request shall be in writing and shall contain all the information necessary to allow Natural England to assess the impact of the modified development. If the recalculated Conservation Payment is lower than the Conservation Payment(s) already paid the Applicant shall be entitled to reimbursement of the difference on the following basis: a 1<sup>st</sup> Stage Payment shall be forfeit; the balance may be repaid from a 2<sup>nd</sup> Stage Payment subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of the request to recalculate; an Applicant who was not required to make staged payments will be repaid the difference subject to the deduction of such costs as have reasonably been incurred

by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written request. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.

- 5.11 Once signed and dated in section 8, this Certificate shall remain effective for the period of 25 years from the commencement of works on the Site that could kill or disturb great crested newts or damage or destroy their habitat; save that if after two years from the date of this Certificate the Conservation Payment set out at part 4 of this Certificate has not been paid in full Natural England shall be entitled to review and revise the amount of that payment to such sum as at the date of such review is sufficient to pay for the creation and maintenance of sufficient great crested newt habitat to compensate for the impacts of the Applicant's proposals for 25 years. Until signed and dated in section 8 this Certificate is provisional only and if it has been determined that a 1<sup>st</sup> Stage Conservation Payment is required it will lapse and be of no further effect after 6 weeks from the date given in section 4. If it has been determined that a 1<sup>st</sup> Stage Conservation Payment is not required this Certificate will lapse and be of no further effect after 3 months from the date given in section 4.
- 5.12 This Certificate may not be relied on by any person other than the Applicant and may not be assigned to any other person without the prior written consent of Natural England. Natural England's consent will be conditional upon any assignee signing a Certificate in like form to this Certificate, or as appropriate to the circumstances, subject to which consent shall not unreasonably be withheld.
- 5.13 Natural England's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment paid by the Applicant to Natural England and un-spent as at the date of adjudication of the claim.
- 5.14 The Applicant's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment properly calculable on the basis of the actual development to which this Certificate relates.
- 5.15 Neither Natural England nor the Applicant shall be liable to the other for any indirect, special or consequential loss or damage or any loss of profits, turnover, business opportunities or damage to goodwill (whether direct or indirect).
- 5.16 No variation of this Certificate shall be valid unless it is in writing and signed by or on behalf of both parties.
- 5.17 Nothing in this Certificate shall prejudice, conflict with or affect the exercise by Natural England of its statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations arising or imposed under any legislative provision enactment, bye-law or regulation whatsoever, nor shall it fetter the exercise of any discretion Natural England may have.
- 5.18 Natural England may terminate this Certificate immediately on notice in writing where, in Natural England's reasonable opinion, compliance with the obligations in this Certificate is likely to conflict with Natural England's statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations.
- 5.19 The Applicant acknowledges that Natural England is subject to the requirements of the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (both as amended) and cannot guarantee confidentiality. The Applicant shall assist and co-operate with Natural England as necessary to comply with these requirements. In responding to a request for information, including information in connection with the subject matter of this Certificate Natural England shall where in its absolute discretion it deems necessary use reasonable endeavours to consult with the Applicant. Notwithstanding this the Applicant acknowledges that Natural England may disclose information without consultation, or following consultation with the Applicant having taken its views into account.
- 5.20 The Applicant shall ensure that all information produced in connection with the subject matter of this Certificate or relating to this Certificate is retained for disclosure and shall provide all necessary assistance as reasonably requested to enable Natural England to respond to a request for information within the time for compliance and shall permit Natural England to inspect such records as requested from time to time.
- 5.21 Nothing in this Certificate is intended to, or shall be deemed to, constitute a partnership or joint venture of any kind between Natural England and the Applicant. No party shall have authority to act as agent for, or to bind, the other party in any way.
- 5.22 The parties do not intend any term of this Certificate to be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to it.

5.23 This Certificate and all disputes or claims arising out of or in connection with the activities of the parties in connection with it shall be governed by and construed in accordance with the law of England.

5.24 The Annexes to this Certificate form part of and are incorporated into this Certificate and the agreement between Natural England and the Applicant.

## 6. Declarations

This Declaration may only be signed by either:

- The person identified at 1(a) of the Enquiry Form, as the individual Applicant; or
- A director or senior authorised employee of the corporate Applicant identified in 1.1; or in either case;
- A person authorised in writing by the Applicant to complete the Enquiry Form and to make this Declaration. Any such written authorisation must identify the site and development concerned and be irrevocable.

The Applicant declares as follows:

- All of the information provided by the Applicant to enable Natural England to produce this Certificate is up to date, complete and correct;
- All of the information provided by the Applicant in the District Level Great Crested Newt Licence Enquiry Form is up to date, complete and correct;
- The terms and conditions contained within this Certificate are agreed and accepted.

Signed:



Print Name and position of signatory:

JENNY BRADER  
PLANNING MANAGER

For electronic applications, please insert an electronic signature above or tick this box to confirm with the declaration:

I confirm that I (the above) am duly authorised by the Applicant to sign and submit this document on its behalf:



Dated:

1 APRIL 2025

### Invoicing – details of where the invoice(s) should be sent (for first stage payment only)

|   |  |
|---|--|
| Email address for invoice:                        | accountspayable@bloorhomes.com                             |
| Purchase Order Number * for Conservation Payment: |  |
| Company Name:                                     | Bloor Homes (East Midlands)                                |
| Address:  | 1 Wheatfield Way<br>Hinckley<br>Leicestershire<br>LE10 1YG |
| Postcode:   | LE10 1YG   |
| County:   | LEICESTERSHIRE   |
| Customer contact name                             |  |
| Telephone number:                                 | 01455 248488   |

\* Or an alternative reference code. This is a requirement in order for Natural England to raise the invoice

Any person who in order to obtain a licence under regulation 55 of the 2017 Regulations knowingly or recklessly makes a statement or representation, or furnishes a document or information which is false in a material particular, shall be guilty of an offence and may be liable to criminal prosecution. A person found guilty of such an offence is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.

## 7. Use of this Certificate

In consideration of the Applicant's obligations arising herein Natural England consents to the use of this Certificate by the Applicant in support of an application for planning permission, or development consent under the Planning Act 2008, for development on the Site. Under District Level Great Crested Newt Licensing Natural England carries out its formal determination for the purposes of Regulation 55 of the 2017 Regulations after the grant of planning permission, or development consent under the Planning Act 2008, for the development in question. Accordingly, as at the date of this Certificate that formal determination has not yet been carried out.

However, in signing this Certificate Natural England has considered the matters it believes to be necessary to satisfy Regulation 55 (9) (b) of the 2017 Regulations ("that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range") and has concluded that payment by the Applicant of the Conservation Payment will suffice to allow the impacts on great crested newts of the Applicant's proposals on the Site to be adequately compensated, and therefore that these proposals will not be detrimental to the maintenance of the population of great crested newts at a favourable conservation status in their natural range.

This Certificate reflects Natural England's views in relation only to great crested newts on and within 250m of the Site.

## 8. Natural England

Signed for and on behalf of Natural England  
Duly authorized:



Print Name and position in Natural England:

Dated:

<sup>1</sup> In order for Natural England to grant a licence to the Applicant under reg. 55 of the 2017 Regulations it must be satisfied, inter alia, that the activities so licensed meet the provisions of reg. 55 (2) and 55 (9) (a) and (b). Compensatory works funded by the Conservation Payment set out in this document allow the provisions of reg. 55 (9) (b) to be satisfied ("that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range"), but do not address the issues raised in reg. 55 (2) ("...imperative reasons of overriding public interest, including those of a social or economic nature ...") or 55 (9) (a) ("that there is no satisfactory alternative"). Accordingly, no representation, assurance, condition or warranty is given by Natural England to the effect that activities associated with the development described in this form will go on to be licensed by Natural England.

## Annex 1

### Privacy Notice

#### Who collects your data?

The data controller is Natural England, Foss House, Kings Pool, 1-2 Peasholme Green, York, Y01 7PX. You can contact the Natural England Data Protection Manager at: Natural England, County Hall, Spetchley Road, Worcester, WR5 2NP; [foi@naturalengland.org.uk](mailto:foi@naturalengland.org.uk)

The Defra group Data Protection Officer is responsible for checking that Natural England complies with legislation. You can contact them at: Department for Environment, Food and Rural Affairs, SW Quarter, 2<sup>nd</sup> floor, Seacole Block, 2 Marsham Street, London SW1P 4DF. [DefraGroupDataProtectionOfficer@defra.gsi.gov.uk](mailto:DefraGroupDataProtectionOfficer@defra.gsi.gov.uk)

#### What of my data is being collected and how is it being used? What is the legal basis for the processing?

The data collected by Natural England includes: an Applicant's name and contact details, the name and contact details of any agent appointed by the Applicant, the name and contact details of individual points of contact within the Applicant's organisation and that of the Applicant's agent, customer type, the nature of the Site, the development proposed on the Site, reasons for that development, and bank account information for refunds.

Natural England uses such data to run a great crested newt licensing scheme ("the Scheme") in the area in which the Site is located. Processing is necessary (a) for the performance of a task carried out in the public interest or in the exercise of official authority vested in the data controller. That task is to conduct the licensing functions delegated by Defra to Natural England under section 78 of the Natural Environment and Rural Communities Act 2006 and (b) for the performance of the contractual terms set out in this Certificate.

---

The processing by us of personal data relating to wildlife-related or animal welfare offences or related security measures is carried out only under official authority. This information is used in assessing an application as it is a material fact.

**Who will my data be shared with?**

Information provided by or on behalf of the Applicant and any supporting material will be used by Natural England to undertake our licensing functions and to operate the Scheme. This will include assessing an Applicant's proposals in line with the Scheme, producing a Scheme certificate, assessing an Applicant's licence application, issuing a licence if applicable, monitoring compliance with licence conditions and collating licence returns and reports. In carrying out these functions Natural England may discuss your Scheme application with third parties such as contractors commissioned to deliver the necessary habitat compensation. Natural England may for particular licence applications and at specific stages of the licensing process discuss your application with third parties. The details of this sharing are set out here <https://www.gov.uk/government/publications/wildlife-licensing-privacy-notice>

Natural England recognises there is significant public interest in wildlife licensing and in those who benefit from receiving a wildlife licence. Therefore, we may make information publicly available. Information released may include, but is not limited to, your name or business name, application and licence details as well as reports and returns. Natural England, however, realises that some licensed activities can be sensitive and we will not release information that could harm people, species or habitats. In some cases, for example, this may mean not releasing the names and addresses of individuals or the location of the licensed activity.

We will respect personal privacy, whilst complying with access to information requests to the extent necessary to enable Natural England to comply with its statutory obligations under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000.

**How long will my data be held for?**

Your personal data will be kept by us for 7 years beyond the period of effectiveness of this Certificate.

**If you are relying on my consent to process data, can I withdraw my consent?**

No, because the processing is not based on consent.

**What will happen if I don't provide the data?**

Failure to provide this information will mean that we will be unable to assess your application for a Scheme certificate and/or a wildlife licence.

**Will my data be used for automated decision-making or profiling?**

The information you provide is not connected with individual decision making (making a decision solely by automated means without any human involvement) or profiling (automated processing of personal data to evaluate certain things about an individual).

**Will my data be transferred outside of the EEA?**

The data you provide will not be transferred outside the European Economic Area.

**What are my rights?**

A list of your rights under the General Data Protection Regulation, the Data Protection Act 2018, is accessible at: <https://ico.org.uk/for-organisations/guide-to-the-general-data-protection-regulation-gdpr/individual-rights/>

**How do I complain?**

You have the right to lodge a complaint with the ICO (supervisory authority) at any time. Should you wish to exercise that right full details are available at: <https://ico.org.uk/for-organisations/guide-to-the-general-data-protection-regulation-gdpr/individual-rights/>

**Natural England's Personal Information Charter**

Details of our Personal Information Charter can be found at: <https://www.gov.uk/government/organisations/natural-england-personal-information-charter>

## Annex 2

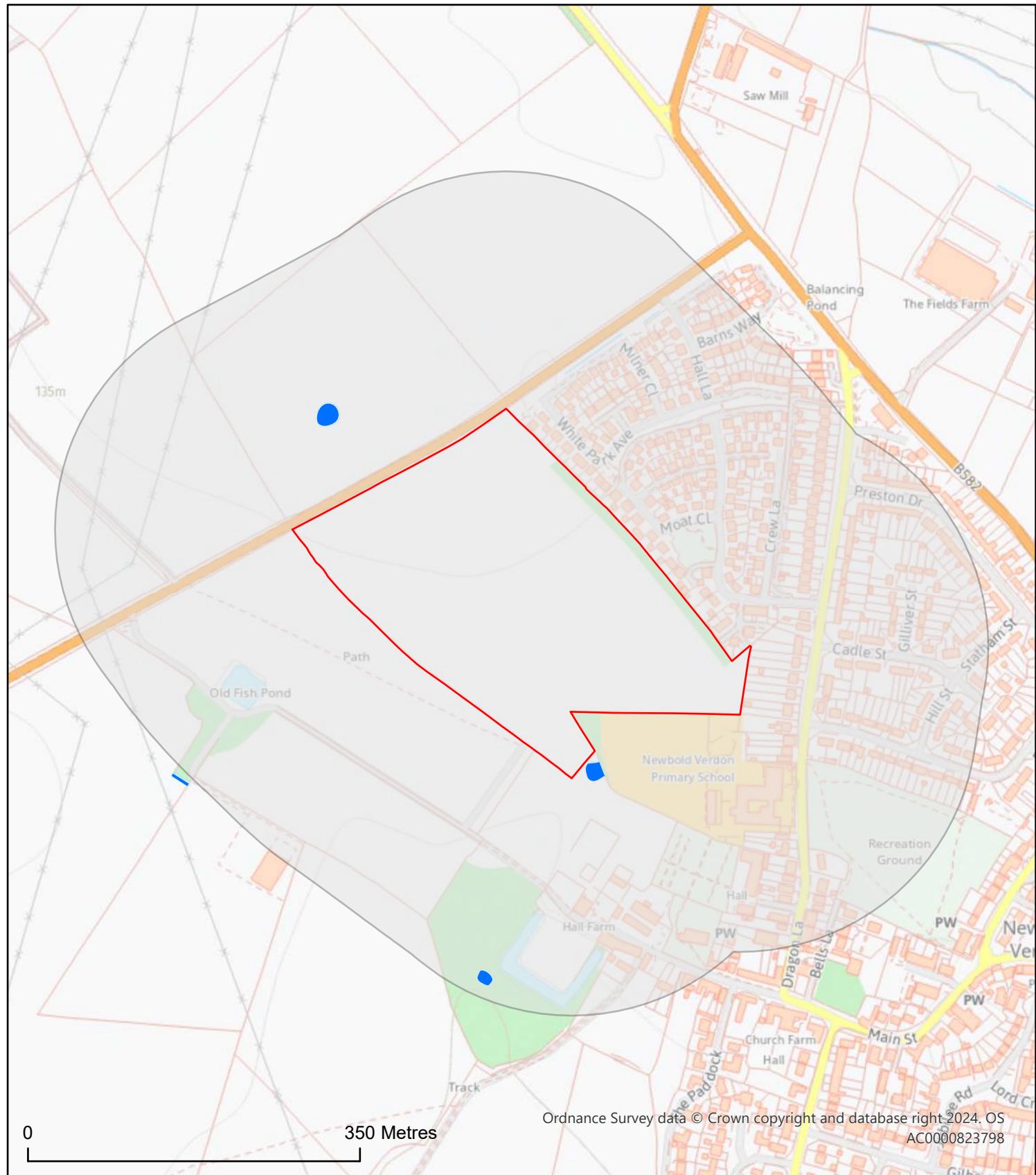
### Breakdown of Conservation Payment per compensatory pond required

|                                 |   |  |   |
|---------------------------------|---|--|---|
| <b>Habitat delivery (66%)</b>   | Compensatory pond creation or restoration*                      | £5,135 per pond, including cost of obtaining planning permission where necessary | Funds to be spent as soon as possible   |
|                                 | Contingency fund for replacement of compensatory pond           | £900 per pond initially created  | Funds to be pooled<br>Spent on the creation of further ponds at Natural England's discretion, within 25 years |
|                                 | Compensatory pond maintenance                                   | £5,290 per pond initially created  | Funds to be pooled<br>Spent over 25 years   |
|                                 | Habitat facilitation, strategy provision and licence compliance | £2,200 per pond initially created  | Funds to be pooled<br>Spent over 25 years   |
| <b>Habitat monitoring (19%)</b> | Monitoring  | £3,590 per pond initially created  | Funds to be pooled<br>Spent over 25 years, including eDNA and HSI surveys                                     |
|                                 | Modelling and mapping updates                                   | £210 per pond initially created  | Funds to be pooled<br>Spent at regular intervals over 25 years  |
| <b>Administration (15%)</b>     | Natural England: management and administration of scheme        | £2,875 per pond initially created  | Funds to be pooled<br>Spent over 25 years   |

Plus VAT

\* Items marked with an asterisk relate to immediate costs for pond creation and together constitute the 1<sup>st</sup> Stage Conservation Payment per compensatory pond, in cases where this is payable separately.

# DLL ENQ LEIC 00132 NEWBOLD VERDON 3 ANNEX 3 LOCATION MAP



Living Pond Layer



Site Boundary



250m Buffer



Produced by Natural England DLL:  
11/02/2025

**NATURAL  
ENGLAND**

**APPENDIX D: BREEDING BIRD SURVEY RESULTS & EOAC CRITERIA FOR CATEGORISATION OF BREEDING BIRDS**

| Species: Common Name              | Species: Scientific Name       | Survey 1<br>16.04.25 | Conservation Status & Protection | Breeding Status |
|-----------------------------------|--------------------------------|----------------------|----------------------------------|-----------------|
| Pheasant                          | <i>Phasianus colchicus</i>     | 1                    | Not Listed                       | Possible H      |
| Stock Dove                        | <i>Columba oenas</i>           | 2<br>flyovers        | Amber List                       | Possible H      |
| Woodpigeon                        | <i>Columba palumbus</i>        | 23                   | Amber List                       | Possible H      |
| Collared Dove                     | <i>Streptopelia decaocto</i>   | 1                    | Green List                       | Possible H      |
| Carrion Crow                      | <i>Corvus corone</i>           | 2<br>flyovers        | Green List                       | Possible H      |
| Blue Tit                          | <i>Cyanistes caeruleus</i>     | 3                    | Green List                       | Possible H      |
| Great Tit                         | <i>Parus major</i>             | 1                    | Green List                       | Possible H      |
| Chiffchaff                        | <i>Phylloscopus collybita</i>  | 2                    | Green List                       | Possible S      |
| Blackcap                          | <i>Sylvia atricapilla</i>      | 3                    | Green List                       | Possible S      |
| Goldcrest                         | <i>Regulus regulus</i>         | 1                    | Green List                       | Possible S      |
| Wren                              | <i>Troglodytes troglodytes</i> | 5                    | Amber List                       | Probable A,S,H  |
| Blackbird                         | <i>Turdus merula</i>           | 2                    | Green List                       | Possible S      |
| Dunnock                           | <i>Prunella modularis</i>      | 2                    | Amber List<br>NERC S.41          | Possible S,H    |
| Chaffinch                         | <i>Fringilla coelebs</i>       | 2                    | Green List                       | Possible S      |
| <b>Total No. Species Recorded</b> |                                | <b>14</b>            |                                  |                 |

**Breeding Status evidence can be broken down into four sections, each with their own codes, as defined by the European Ornithological Atlas Committee:**

**Confirmed breeder**

**DD** – distraction display or injury feigning  
**UN** – used nest or eggshells found from this season  
**FL** – recently fledged young or downy young  
**ON** – adults entering or leaving nest-site in circumstances indicating occupied nest  
**FF** – adult carrying faecal sac or food for young  
**NE** – nest containing eggs  
**NY** – nest with young seen or heard

**Probable breeder** - Evidence accumulated during the survey indicates that the bird species is breeding on site.

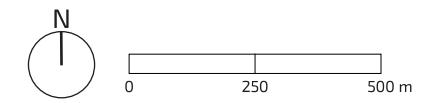
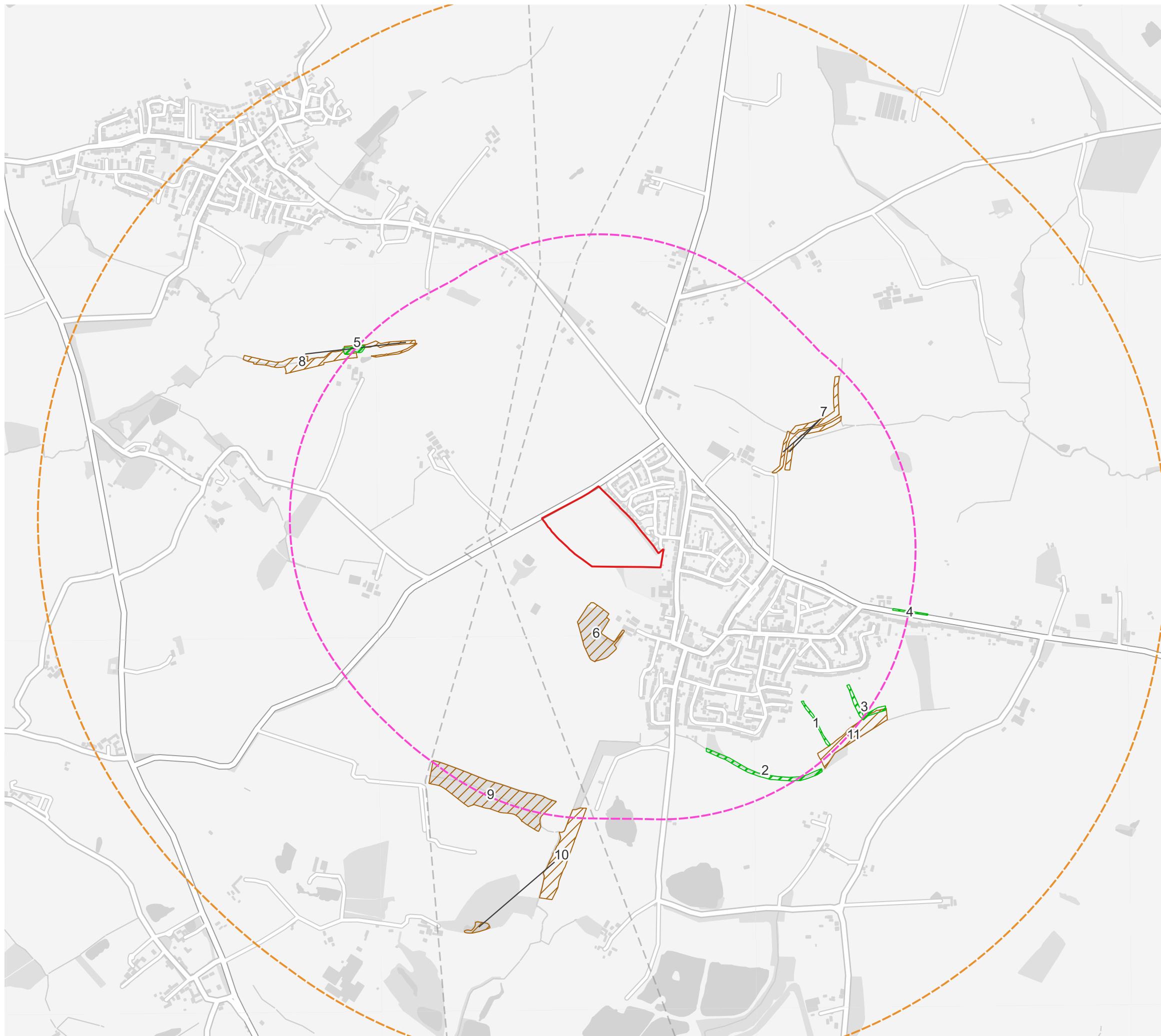
**P** – pair in suitable nesting habitat  
**T** – permanent territory (defended over at least 2 survey occasions)  
**D** – courtship and display  
**N** – visiting probable nest site  
**A** – agitated behaviour  
**I** – brood patch of incubating bird (from bird in hand)  
**B** – nest building or excavating nest-hole

**Possible breeder** - Evidence accumulated during the survey indicates that the bird species could be breeding on site, but the evidence is less conclusive than that obtained for probable breeders.

**H** – observed in suitable nesting habitat  
**S** – singing male

**Non-breeder**

**F** – flying over  
**M** – migrant  
**U** – summering non-breeder  
**UH** – observed in unsuitable nesting habitat



## Key

- Site Location
- 1km Buffer
- 2km Buffer
- Local Wildlife Site (LWS)
- LWS (Potential:Historic)

| Site ID | Site Name   |
|---------|---|
| 1       | Newbold Verdon, pavilion green lane hedge (east)  |
| 2       | Newbold Verdon, stream hedge                      |
| 3       | Newbold Verdon hedge, nr School House Farm        |
| 4       | Newbold Verdon Desford Rd (north) Wrask Farm      |
| 5       | Barlestone, Field Farm pond                       |
| 6       | Newbold Verdon, Hall Farm woodland and moat       |
| 7       | Hedgerow  |
| 8       | Hedgerow and grassland                            |
| 9       | Botany Bay Spinney - mixed woodland               |
| 10      | Cadeby, between sewage works and Naneby Hall Farm |
| 11      | Grassland   |

date 05/02/25 drwn/chkd CD/AJR

client

**Bloor Homes**

project

**Land south of Bosworth Lane**

**Newbold Verdon**

title

**CONSULTATION PLAN-  
DESIGNATED SITES**

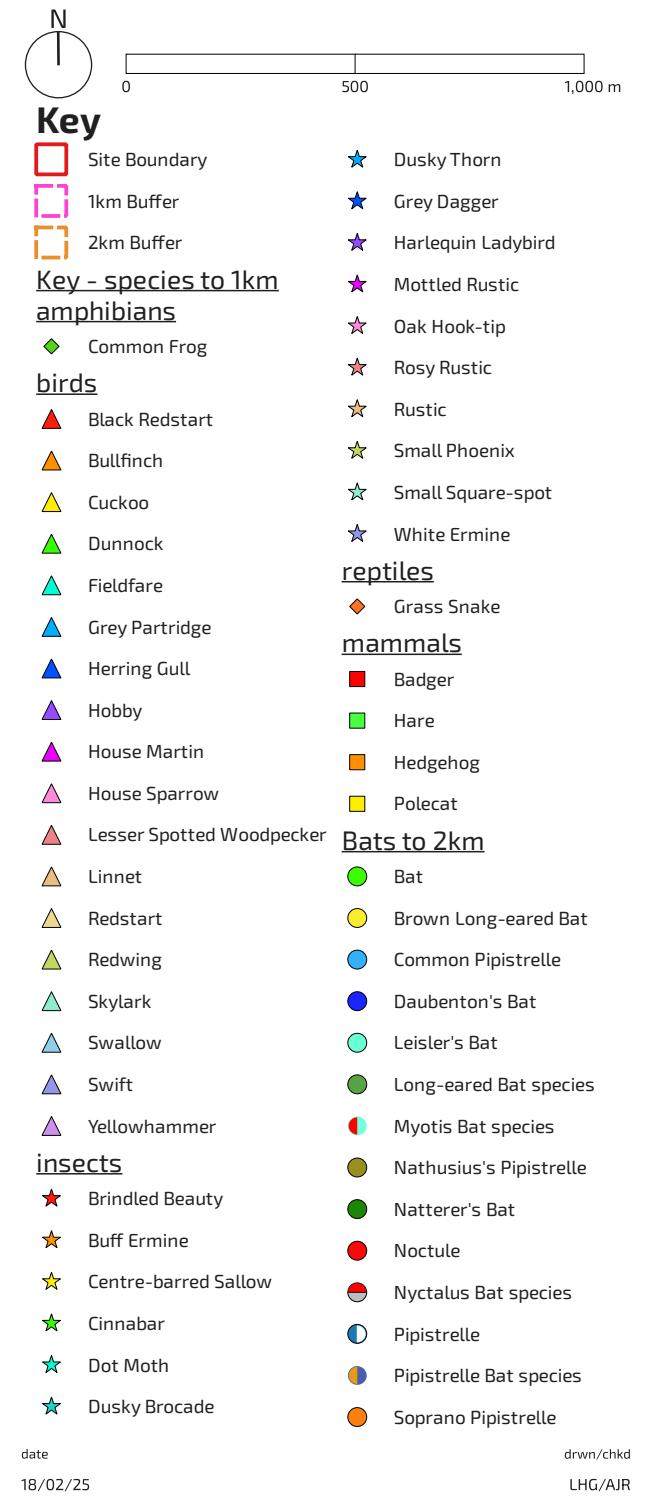
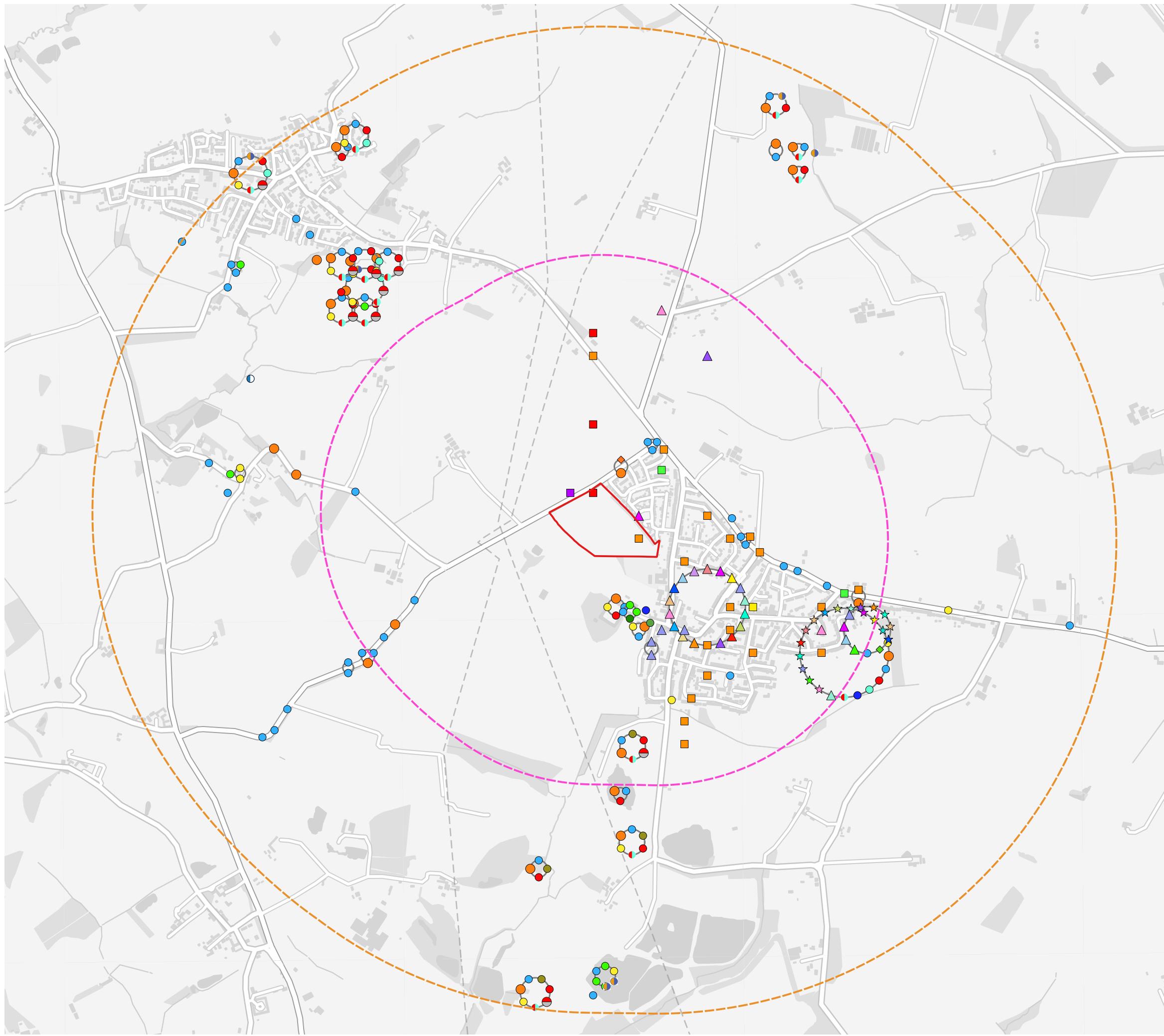
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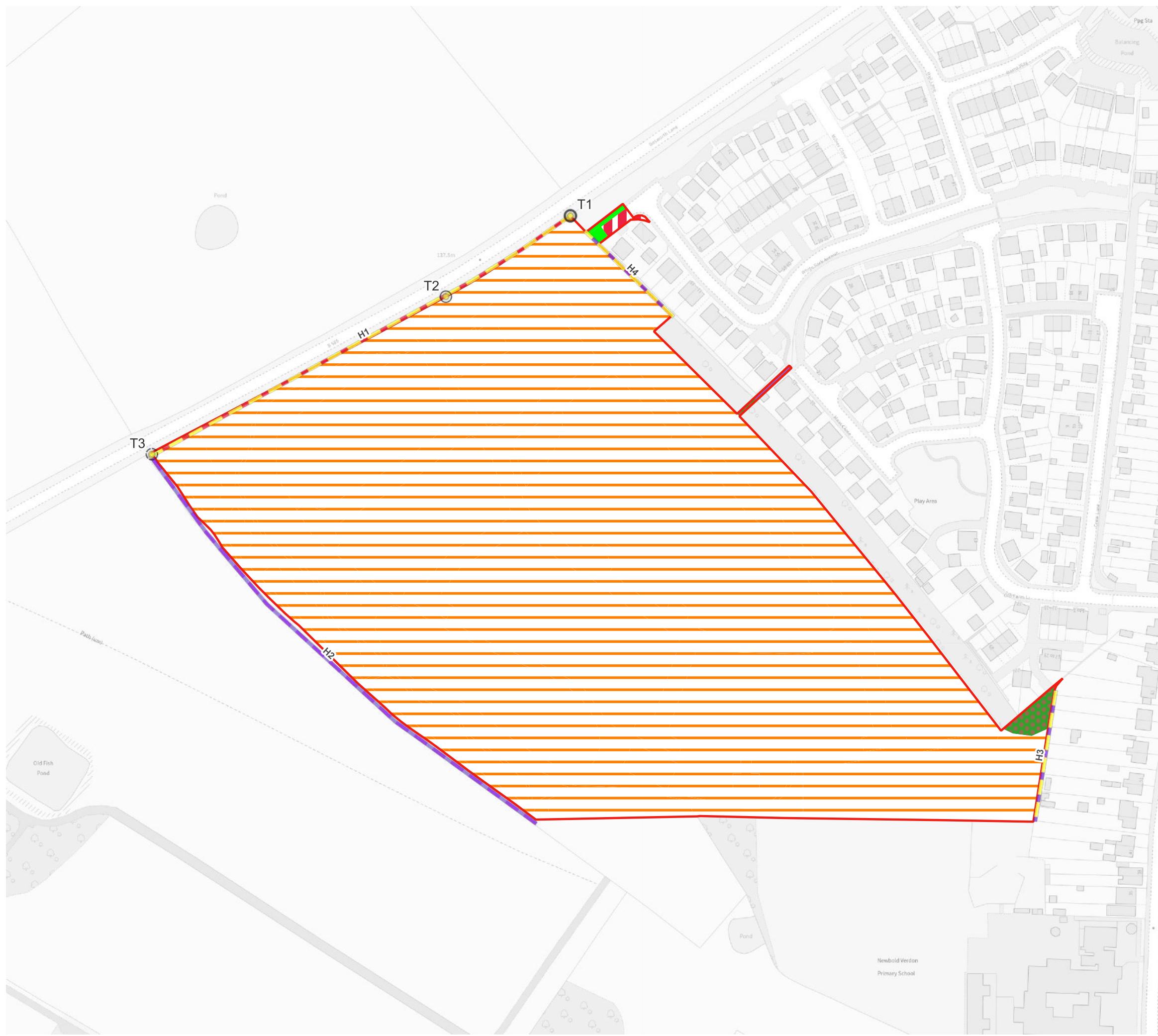
scale 1:15,000 @ A3

rev

FIGURE 1A

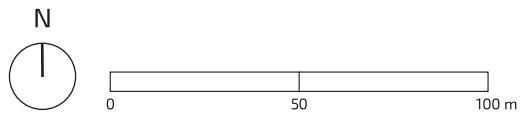
**FPCR** | environment & design







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**BoCC Amber List Species**

D Dunnock

WP Woodpigeon

WR Wren

**Additional Protections**

○ NERC Species of Principal Importance

date drwn/chkd  
22/04/25 PS / AJR

client  
**Bloor Homes**

project  
**Land South of Bosworth lane,  
Newbold Verdon**

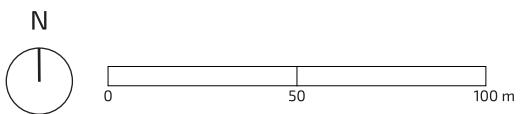
title scale  
**BREEDING BIRD SURVEY RESULTS PLAN -** 1:2,000 @ A3  
**DISTRIBUTION OF NOTABLE SPECIES**

number rev  
-

**FIGURE 3**

**FPCR** | environment & design





### Key

- Red Line Boundary
- Retained Tree
- Enhancements
  - 3-4 x Manthorpe Swift Brick (or similar)
  - Vivaro Pro Build-in WoodStone
  - Bat Tube (or similar)
  - Vivaro Pro Seville 32mm WoodStone
  - Nest Box (or similar)
  - Vivaro Pro WoodStone Bat Box (or similar)

Bat boxes to be installed on southeast, south or southwest aspect (avoiding north)

Bird boxes to be installed on northwest, north or northeast aspect (avoiding south)

Bat / bird boxes must be located at a minimum height of 3m.

date 07/10/25 drwn/chkd EH / AJR

client Bloor Homes

project Land South of Bosworth Lane, Newbold Verdon

title INDICATIVE FAUNAL ENHANCEMENT PLAN

scale 1:2,000 @ A3

number

rev

**FIGURE 5**

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