

PRELIMINARY ECOLOGICAL APPRAISAL REPORT

AT

**KYNGS GOLF AND COUNTRY CLUB,
STATION ROAD,
MARKET BOSWORTH,
CV13 0NP**



February 2024

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Quality Assurance

All ecological reports produced by Swan Environmental Ltd are checked and approved by a Principal Ecologist with appropriate professional membership (CIEEM or IES) who are bound by a code of professional conduct and ethics.

EXECUTIVE SUMMARY

Site Address	Kyngs Golf and Country Club Station Road Market Bosworth Nuneaton Leicestershire CV13 0NP
Grid Reference	SK 39614 03478
Approximate Site Area	0.54 ha
Current Site Use	The site forms a vacant golf course with associated buildings and access. Although not in use, the grassland across the extent of the site is managed regularly to a short sward.
Designated Sites within Zone of Influence	One Site of Special Scientific Interest (SSSI) was located within 5 km from the site in which falls within its Impact Risk Zone relating to Ashby Canal approximately 1.5km northwest. The Ashby Canal supports communities of aquatic and emergent plants that are representative of eutrophic standing water bodies in the English lowlands. The diversity of aquatic plants and invertebrates makes this one of the most important water bodies of its type in the East Midlands. A consultation with Natural England is not required and no negative impacts upon the site is anticipated through the construction or operational phase. Several Candidate and Potential Local Wildlife Sites (LWS) were located within 1 km from the site. The closest was the Market Bosworth, Kyngs Golf Course Ponds and Tree Candidate LWS is located within the wider golf course with the closest pond approximately 25 m west from the access track. No works are to commence to the ponds or within proximity and no negative impact is anticipated.
Notable Habitat Features	No notable habitats present on site however surrounding waterbodies are anticipated to have high value for great crested newts.
Notable Species Applicable to the Assessment	• Bats (Potential foraging and commuting) • Breeding birds • Common amphibians and great crested newt • Reptiles • Badger • Hedgehog • Brown hare
Mitigation Recommendations	The following mitigation measures must be adhered to: • Reasonable Avoidance Measures (RAMs) for great crested newt also protecting great crested newts, reptiles, and hedgehog. • Vegetation clearance/management to be conducted outside of nesting bird season (March to September inclusive) or alternatively a nesting bird check. • Lighting mitigation for bats. • PWMs for badgers. • Eradication of non-native invasive species if identified on site.
Recommended Further Surveys and Assessment	• No further surveys are recommended.
Recommended Ecological Enhancements	Specific enhancement recommendations for the site include the following: • Bat and bird boxes could be placed on the retained trees. • Planting and gapping up of linear features such as hedgerows where possible, to add commuting features within the site.

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Swan Environmental Ltd. was commissioned by Statue Homes Limited to undertake a Preliminary Ecological Appraisal (PEA) at Kyngs Golf and Country Club Station Road Market Bosworth Nuneaton Leicestershire CV13 0NP. This report has been prepared to inform a full planning application at the site for the Erection of 2 subterranean golf holiday lodges with associated works (Reference: 24/00026/FUI).

1.1.2. The author of this report is Caitlin O'Connor, Ecological Project Manager at Swan Environmental Ltd. This project is overseen by Katie Bird MEnvSci, ACIEEM Principal Ecologist at Swan Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located in Market Bosworth, a market town and civil parish in Leicestershire, England.

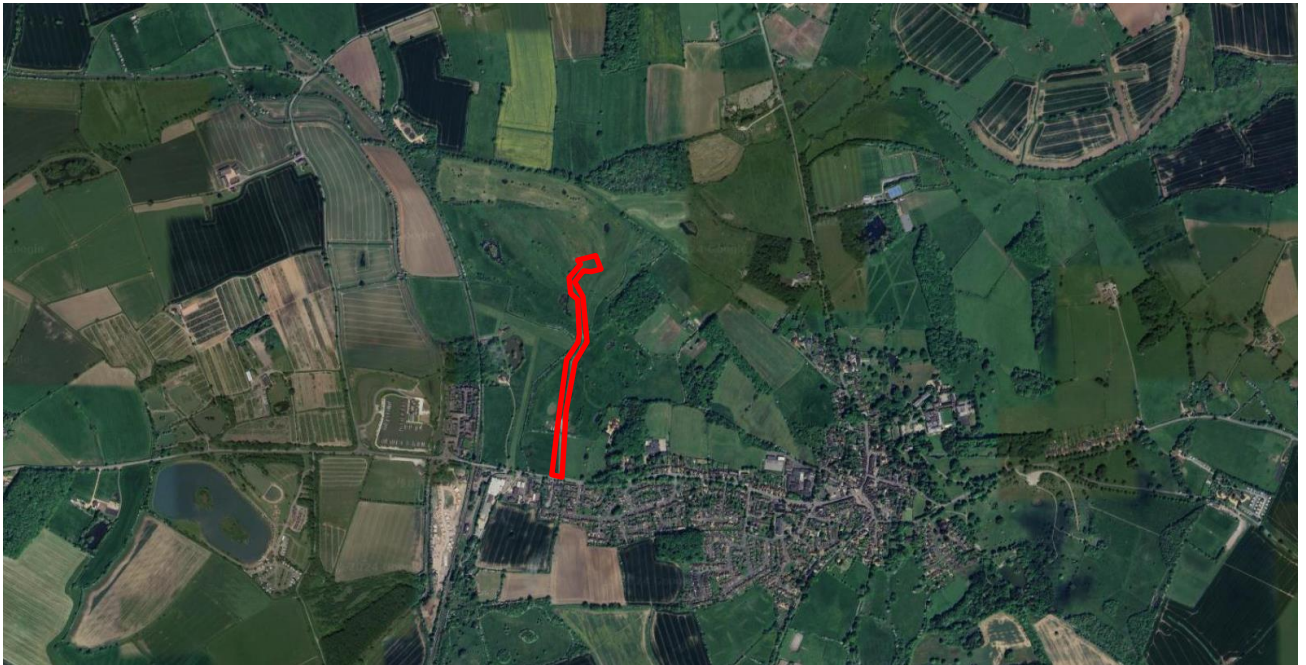


Figure 1.1 Site Location

1.3. OBJECTIVES

1.3.1. The objectives of the Preliminary Ecological Appraisal are as follows:

- Identify the major habitats present,
- Ascertain the presence or potential presence of any legally protected or notable species or habitats,
- Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements and long-term management.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Obtaining local records of notable species and locally designated sites within 1 km of the site from Leicestershire & Rutland Environmental Records Centre (LRERC), obtained on the 22nd of February 2024.
- Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
- Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- On site consultation with the landowner which provided valuable information regarding historic land use and known species and habitats present within the site.

2.1.2. Please note, a lack of records for a species does not confirm absence. Instead, local surveys may not have been undertaken or records not submitted to LRERC.

2.2. VEGETATION AND HABITAT ASSESSMENT

2.2.1. An Ecological Appraisal of the site was undertaken by Caitlin O'Connor, Ecological Project Manager. The survey was undertaken on the 15th of February 2024. The weather was partly cloudy (3/8 oktas), no rain, wind speed 2 and 13°C.

2.2.2. The walkover survey was undertaken broadly in line with standard UK HAB Methodology (2023). The assessment is undertaken with consideration of methodology as per "Preliminary Ecological Appraisal" (CIEEM, 2018).

2.2.3. A UK HAB Plan has been produced and is presented in the Appendix (2) of this report. Standard methodology has been used, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. FAUNA ASSESSMENT

2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.

2.3.2. The searches broadly included the following:

- Assessment of waterbodies on-site and within 250m of the site boundary, and terrestrial habitats for suitability to support notable amphibians.
- Searches for field signs of, and habitat suitability for bats.
- Suitability of habitats to support reptiles, and searches for incidental field signs.
- Searches for field signs of badger (*Meles meles*), including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
- Searches of watercourses for signs of water vole (*Arvicola amphibius*), white-clawed crayfish (*Austropotamobius pallipes*) and otter (*Lutra lutra*), and assessment of habitat availability for the species.
- Assessment of the suitability of habitats to support notable birds and recording any field sightings of birds during the walkover.
- Assessment of the sites ability to support notable invertebrates and flora.
- Searches for non-native invasive species.

2.4. PRELIMINARY BAT ROOST ASSESSMENT

2.4.1. A Preliminary Bat Roost Assessment (PRA) of the site was undertaken by Caitlin O'Connor who holds a Class 1 Bat Survey Licence from Natural England (2023-11812-CL17-BAT).

2.4.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.4.3. The buildings were assessed as per categories listed in Table 2.1. Table 2.1 below is a reproduction of Table 4.1 from Collins (2023).

Table 2.1 Assessment Criteria for Bat Roosting Potential

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.		
Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
^a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). ^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. ^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.		

2.4.4. Trees within or in close proximity to the site boundary were assessed as per categories listed in Table 4.2 and Table 6.2 Collins (2023). Table 2.2 below is a reproduction of Table 4.2 and 6.2 from Collins (2023).

Table 2.2 Assessment Criteria for Bat Roosting Potential (Trees)

Assessment Criteria for Bat Roosting Potential

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.5. BAT ACTIVITY ASSESSMENT

2.5.1. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins, 2023). The categorisation within this report is based on that set out in Table 2.2, which is used as a basis for determining the requirement for further surveys and/or mitigation. The below is modified from Table 2.1 in the BCT guidelines.

2.5.2. If negative impacts on bat activity is suspected, further surveys may be required. Negative impacts anticipated on bats flights paths and foraging habitats may include:

- Modification of light paths or foraging habitats either physically or through disturbance such as light spill/noise
- Severance of flight paths (fragmentation)
- Loss of Foraging habitats

2.6. HABITAT SUITABILITY INDEX (GREAT CRESTED NEWT)

2.6.1. No ponds were present on site; however, thirteen ponds were identified within 250 m of the site boundary, many of which were located within the wider golf course site (Figure 2.6.1). As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not subject to a Habitat Suitability Index (HSI) assessment, however records within ponds further afield will be considered. P14 has been annotated on Figure 2.6.1 due to known records of great crested newt within the habitat.

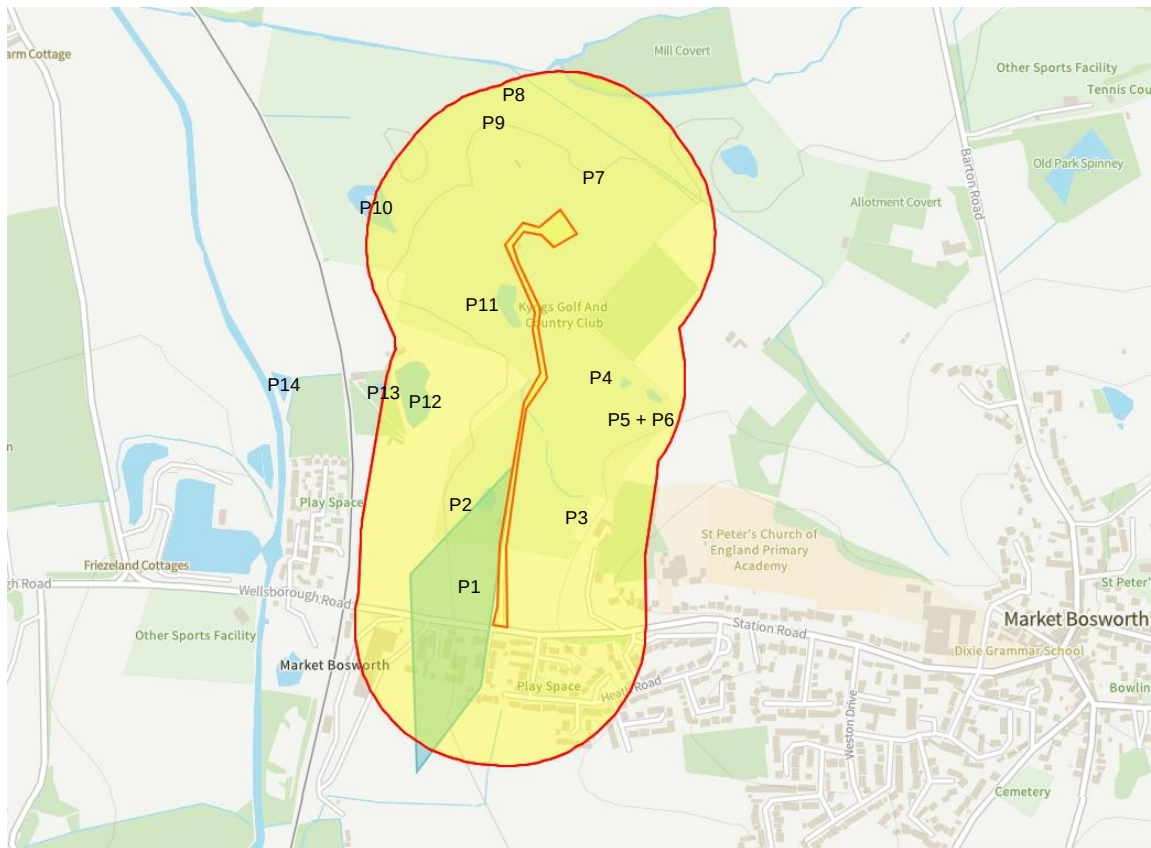


Figure 2.6.1 Ponds within 250 m from the site boundary

- 2.6.2. The ponds underwent a HSI assessment following the methodology set out in ARG UK Advice Notice 5 (Oldham et al., 2010). Ten habitat suitability indices were assessed and inputted into the HSI equation, which generates a score between 0 and 1. The calculated score corresponds to the estimated pond suitability for great crested newt. Refer to Appendix 3 for further details.
- 2.6.3. Two of the ponds (P12 and P13) could not be accessed due to being located on private property. This is not considered a constraint to survey data due to the sheer number of ponds within 250 m from the site boundary and availability of records within the wider area.

2.7. SURVEY LIMITATIONS

- 2.7.1. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.
- 2.7.2. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.
- 2.7.3. February is a suboptimal time for carrying out Preliminary Ecological Appraisals due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint and due to the size and location of the site and limited extent of the habitats, it is considered very unlikely that any rare or priority plant species were missed.
- 2.7.4. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.
- 2.7.5. The findings of this report represent the professional opinion of qualified ecologists and do not constitute

professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

- 2.7.6. Two of the ponds (P12 and P13) could not be accessed to conduct a HSI assessment due to being located on private property. This is not considered a constraint to survey data due to the sheer number of ponds within 250 m from the site boundary and availability of records within the wider area.

2.8. PROPORTIONALITY

- 2.8.1. Swan Environmental Ltd provide recommendations in line with the British Standard for Biodiversity (BS42020). Within BS42020, proportionality is encouraged for both ecologists and Local Authority Decision Makers and Consultees. Please refer to the below extract from Section 5.5 of BS42020.

“The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

NOTE 1 This approach is enshrined in Government planning guidance, for example, paragraph 193 of the National Planning Policy Framework for England [41].

NOTE 2 The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.”

3 SURVEY RESULTS

3.1. SITE CONTEXT

- 3.1.1. The site is located in Market Bosworth, a market town and civil parish in Leicestershire, England. The site forms a disused golf course surrounded by agricultural and recreational grassland fields bound by a network of hedgerows and treelines. The linear features within the site and wider area are anticipated to act as valuable commuting features for a range of fauna including amphibians, bats, reptiles, and terrestrial mammals. The features are likely to be used for nesting birds also. A plethora of waterbodies and ditches are located on site and adjacent which likely support populations of common amphibians and potentially great crested newts. Ditches and streams can be used by commuting reptiles such as grass snake which favour such habitats. South of Station Road comprises residential properties which provide overall lower ecological value.

3.2. DESIGNATED SITES

- 3.2.1. One Site of Special Scientific Interest (SSSI) was located within 5 km from the site, which falls within its Impact Risk Zone relating to Ashby Canal approximately 1.5km northwest. The Ashby Canal supports communities of aquatic and emergent plants that are representative of eutrophic standing water bodies in the English lowlands. The diversity of aquatic plants and invertebrates makes this one of the most important water bodies of its type in the East Midlands. The submerged plant community is of particular interest. Mare's-tail (*Hippuris vulgaris*), spiked watermilfoil (*Myriophyllum spicatum*) and perfoliate pondweed (*Potamogeton perfoliatus*) are locally abundant. The Ashby Canal retains one of the richest invertebrate communities of eutrophic standing water still to be found in Leicestershire. Nine species of dragonfly have been recorded, including the locally scarce, red-eyed damselfly (*Erythroma najas*). The water beetle fauna is diverse, and it includes the nationally rare (*Haliphus mucronatus*). The canal also supports populations of the native freshwater crayfish (*Austropotamobius pallipes*) and of the water shrew (*Neomys fodiens*).
- 3.2.2. No other Statutory sites were located within 5km from the site, according to Magic.gov.uk.
- 3.2.3. Several Non-Statutory Candidate/Potential Local Wildlife Sites (LWS) are located within 1 km from the site as returned in the data search:
- Market Bosworth, Kyngs Golf Course Ponds and Tree Candidate LWS is located within the wider golf course with the closest pond approximately 25 m west from the access track. The site was surveyed by Karen Headley and Kirsty Gamble of LRERC on 15/04/2018 in advance of a potential planning application on the site. The site includes a total of 5 ponds and a mature tree. The ponds meet the primary LWS criteria as they also contain *Potamogeton* (likely *P. natans*). Descriptions of each pond are provided in the data search and are outlined in Figure 3.2.1.

Pond 1 SK395033

Large open pond surrounded by amenity grassland. Frequent marginals/emergents including *Typha latifolia*, *Epilobium hirsutum*, *Iris pseudacorus*, *Juncus inflexus*, *Cardamine pratensis*, *Sparganium erectum*. Abundant *Potamogeton* sp. (probably *natans*). Also *Lemna trisulca*. Water clear. Shallow banks. Breeding Coot. Dragonflies and damselflies. cLWS.

Pond 2 SK397033

Frequent marginals/emergents including *Typha latifolia*, *Juncus effusus*, *Epilobium hirsutum*, *Juncus inflexus*, *Cardamine pratensis*. Abundant *Potamogeton* sp. (probably *natans*). Also *Lemna trisulca*. Water clear, frequent aquatic invertebrates. Surrounded by amenity grassland. Coot and Mallard present. Frequent damselflies. cLWS.

Pond 3 SK398035

Frequent marginals/emergents including *Iris pseudacorus*, *Typha latifolia*, *Juncus effusus*, *Alisma plantago-aquatica*, *Eleocharis* sp. Locally abundant *Potamogeton* sp. (probably *natans*). Also locally abundant *Crassula helmsii*. Water clear. Shallow banks with occasional *Salix* sp. Surrounded by amenity grassland. Coot with young. cLWS.

Pond 4 SK398035

Frequent marginals/emergents including *Juncus effusus*, *Alisma Plantago-aquatica*, *Typha latifolia*, *Juncus inflexus*, *Eleocharis* sp. Some shade from occasional *Salix* spp. around banks. Locally abundant *Potamogeton* sp. (probably *natans*) and occasional *Lemna trisulca*. Also locally abundant *Crassula helmsii*. Banks with *Epilobium hirsutum* and *Cardamine pratensis*. Water clear. Aquatic invertebrates and damselflies. Surrounded by amenity grassland. cLWS.

Pond 5 SK397035

Frequent marginals/emergents including *Typha latifolia*, *Iris pseudacorus*, *Eleocharis* sp., *Lycopus europaeus*, *Epilobium hirsutum*. Abundant *Potamogeton* sp. (probably *natans*). Water clear. Shallow banks, with locally frequent *Cardamine pratensis* and occasional *Salix* sp. Surrounded by amenity grassland. cLWS.

Figure 3.2.1 Pond descriptors as returned in the data search.

3.2.4. Surveyed ponds are shown on Figure 3.2.2 and relate to P2, P3, P4, P5, and P6 as referenced within Section 2.6. The middle circle refers to the mature oak estimated to have a girth greater than 3.77 m and has frequent cavities and dead wood with a hollow trunk.



Figure 3.2.2 Ponds and mature oak included within the designation.

- Market Bosworth, Station Rd veteran ash Candidate LWS is located approximately 80 m east from the access track within a field adjacent to the site. The tree was identified as T5 in Midland forestry's Arboriculture report for 20/01021/OUT in 2020. T5 Ash. Diameter 1810mm. Veteran tree - Stout lower stem has advanced stem

decay/hollowing, extending to at least 50% of trunk cross section from 0-3.5m. Decay at root buttresses to W. Retrenchment in upper 1/3 of crown evident.

- Bosworth Marina wetland Candidate LWS is located approximately 500 m west from the site. The site is designated for the presence of soft hornwort (*Ceratophyllum submersum*) and field signs of water voles (*Amphibius arvicola*).
- Sedgemere, Market Bosworth is located approximately 550m southwest from the site.
- Market Bosworth, hedge 2 is located approximately 680 m southwest from the site.
- Ashby Canal, Market Bosworth is located approximately 480 m west from the site.
- Stream along Nailstone/Carlton boundary is located approximately 240 m north of the site located adjacent to the wider golf course.
- Market Bosworth, hedge 1 is located approximately 480m south from the site.
- Silk Hill mature trees Candidate LWS are located approximately 750 m northwest from the site and are designated for 2 x oak trees and 1 x ash displaying a range of ecological niches including dead branches, hollows, and heart rot.

3.2.5. The data search did not provide citations for Potential LWS.

3.3. PRIORITY HABITATS

3.3.1. Consultation with Magic.gov.uk highlighted the presence of the following Priority Habitats within 1km of the site boundary:

- Deciduous woodland is located in various blocks within 1km with the closest 160 m southeast.
- Parkland and Wood Pasture is located approximately 780 m east of the site.
- Lowland Fens are located approximately 900 m east of the site.

3.4. HABITATS

3.4.1. Please refer to the UK HAB Map for the site. Photographs of the site are presented in the Appendix 1.

MODIFIED GRASSLAND (SECONDARY CODE: SCATTERED TREES)

3.4.2. Most of the site comprised modified grassland fields managed regularly to a very short sward height. The habitat displayed limited species diversity which is typical of such managed grassland. Species included cock's foot (*Dactylis glomerata*), perennial rye grass (*Lolium perenne*), creeping buttercup (*Ranunculus repens*), common dandelion (*Taraxacum officinale*), common nettle (*Urtica dioica*), ribwort plantain (*Plantago lanceolata*), and creeping thistle (*Cirsium arvense*).

3.4.3. The extent of the golf course was colonised by scattered trees including but not limited to; ash (*Fraxinus excelsior*), silver birch (*Betula pendula*), and goat willow (*Salix caprea*).

DEVELOPED LAND; SEALED SURFACE - HARDSTANDING

3.4.4. A concrete access road was present comprising the southern portion of the site separated from the road by two metal gates.

3.4.5. An area of developed land was located immediately north of the access track used as informal car parking and material storage.

BARE GROUND

3.4.6. North of the informal car parking area is a bare ground access track through the golf course. The track was waterlogged at the time of the survey and became more dominated by short grasses the more northern the track became until integrated with surrounding grassland habitat.

OFFSITE PONDS

3.4.7. A total of 13 ponds were located within 250 m from the site boundary, as detailed in Section 2.6. Although the ponds do not form part of the site boundary, they provide insight into the species that may be present on site

terrestrially.

3.5. SPECIES

FLORA

- 3.5.1. The data search returned seven records of bluebell (*Hyacinthoides non-scripta*) within the local area relating to common woodland and grassland habitats. Other flora species recorded within 1 km from the site included but are not limited to; scarlet pimpernel (*Anagallis arvensis subsp. Arvensis*), greater burdock (*Arctium lappa*), small toadflax (*Chaenorhinum minus*), dwarf spurge (*Euphorbia exigua*), and wild strawberry (*Fragaria vesca*).
- 3.5.2. The site comprised exclusively managed modified grassland, developed land, or bare ground with limited floristic diversity. It is anticipated that the habitats are unlikely to support any notable plant species.

INVERTEBRATES

- 3.5.3. The data search returned a total of 97 invertebrates records within the local area. Species included (but not limited to); cinnabar (*Tyria jacobaeae*), small square-spot (*Diarsia rubi*), white ermine (*Spilosoma lubricipeda*), rustic (*Hoplodrina blanda*), beaded chestnut (*Agrochola lychnidis*), green-brindled crescent (*Allophyes oxyacanthae*), large nutmeg (*Apamea anceps*), sallow (*Cirrhia icteritia*), dot moth (*Melanchra persicariae*), and blood-vein (*Timandra comae*).
- 3.5.4. The site comprised exclusively managed modified grassland, developed land, or bare ground with limited floristic diversity. A lack of flowering species means that foraging opportunities for invertebrates are limited. Furthermore, there are a lack of scrub habitats inhibiting opportunities for sheltering.
- 3.5.5. Overall, notable invertebrates are not anticipated to be present on site and have been discounted from assessment.

AMPHIBIANS

- 3.5.1. There are no European Protected Species Licences (EPSLs) for great crested newts located within 5km from the site boundary, based on consultation with Magic.gov.uk. There are three Class Licence returns within 5km from the site with the closest located approximately 3km southeast.
- 3.5.2. The site also falls within the 'Amber Great Crested Newt Risk Zone' according to Natural England's Risk Zone Map for District Licensing of Great Crested Newts in Leicestershire, Rutland, Rushcliffe and South Kesteven. Amber zones contain main population centres for GCN and comprise important connecting habitat that aids natural dispersal.
- 3.5.3. The data search returned a total of 55 records of amphibian species – 23 of which relate to records of great crested newt (*Triturus cristatus*). Several of the records relate to P1 approximately 90 m west from the site boundary access track. The records span between 2016 and 2020 and involve bottle trapping, torching, netting and egg searching. A peak count of 12 individuals was recorded within P1 in 2016 and continued breeding confirmed in 2020 by RammSanderson. Records of breeding great crested newts were returned relating to P14 in 2020 as well as within two ponds located approximately 550 m northwest from the site in 2008.
- 3.5.4. Common amphibians such as common toad (*Bufo bufo*), smooth newt (*Lissotriton vulgaris*), and common frog (*Rana temporaria*) were also returned in the data search including within P1 and P14.
- 3.5.5. A review of Hinckley & Bosworth Borough Council Planning Portal found reports detailing the records of great crested newts within nearby ponds, specifically within P1 located 90 m west and P14 located 425 m west from the site boundary. A Great Crested Newt HSI assessment and outline mitigation strategy was produced in July 2021 by Middlemarch Environmental (Report No: RT-MME-154683). The report also detailed an Ecological Impact Assessment (EcIA) by RammSanderson (2020) relating to a HSI Assessment and Great Crested Newt presence / absence surveys and population size class surveys where the presence of great crested newt was confirmed in P1 and P14.

- 3.5.6. The 2020 surveys confirmed the presence of great crested newt eggs in P1 in March 2020 (RammSanderson reference P1); however, this pond was dry at the time of the completion of further surveys. The presence of eggs confirms P1 is used as a breeding pond.
- 3.5.7. Great crested newts were also recorded in P14 (RammSanderson reference P10) with a medium population size class present with a peak count of 15. During the RammSanderson surveys, other ponds in the area were either not accessible) or were scoped out following the completion of a Habitat Suitability Index (HSI) Assessment. The EclA states that: “it is entirely plausible that a medium population exists between Ponds 1 and 10 and within close proximity to the site”, referring to the pond references and habitats outlined in Figure 3.5.1:

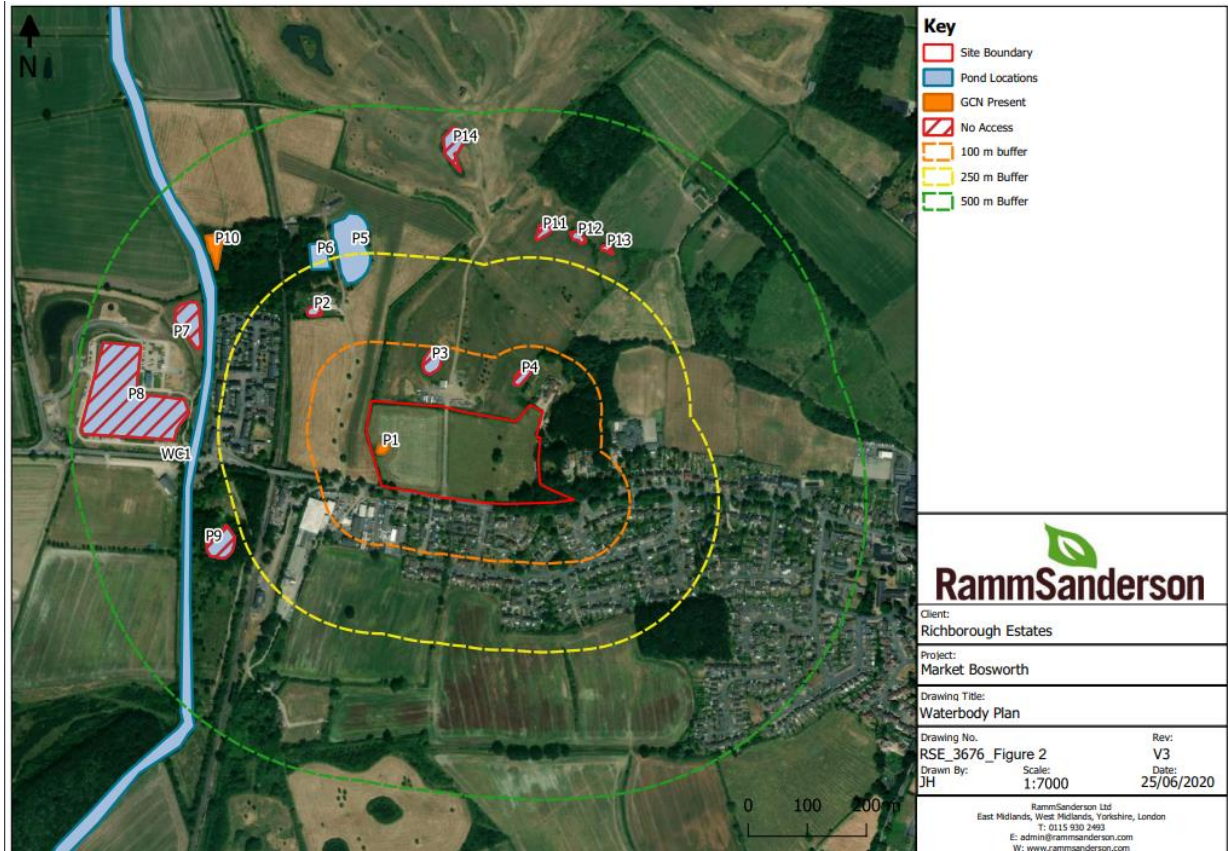


Figure 3.5.1 Locations of ponds within great crested newt present within the surrounding area (RammSanderson, 2020)

- 3.5.8. Great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody; however, this is typically up to 500 m from a breeding pond, therefore encompassing P2, P3, P4, P5, P6, P11, P12, P13, and P14. P14 is also confirmed to support breeding great crested newt and a 500 m buffer further encompasses P10. P7, P8, and P9 do not fall within the 500 m buffer zone of either P1 or P14 however they are all within 250 m from a pond that does fall within the buffer zone which may act as stepping stone habitats to P7, P8, and P9.

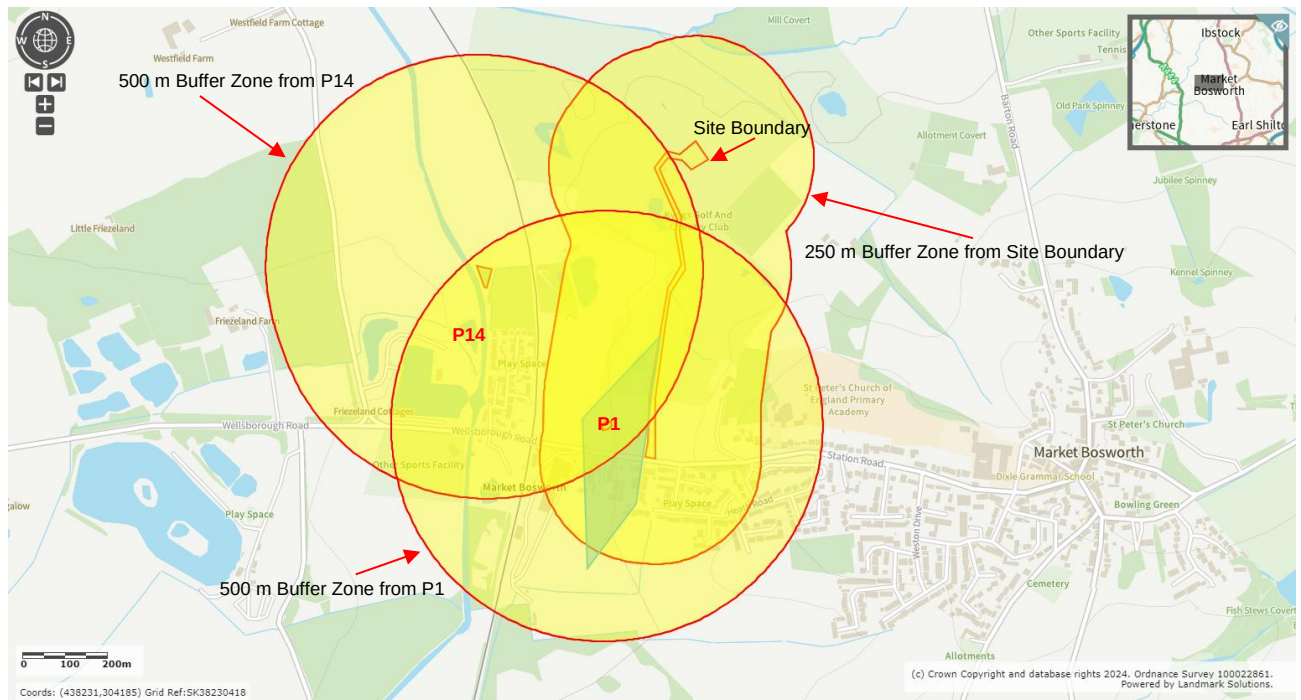


Figure 3.5.1 500 m buffer zones from P1 and P14 (RammSanderson, 2020)

- 3.5.9. Most ponds within 250 m from the site boundary were subject to a HSI assessment apart from P12 and P13 which were located within private property as well as P1 which is a confirmed great crested newt breeding pond. A total of 7 out of the 10 ponds surveyed were assessed as 'Average' for great crested newts whilst 2 were 'Poor' and 1 'Good'. Full details of the HSI assessments are located within Appendix 3. Discussions with the client have highlighted that fish are present within the ponds however, this cannot be confirmed nor denied.
- 3.5.10. The habitats on site provide an overall low value for terrestrial great crested newts due to comprising entirely of heavily managed modified grassland, bare ground, and developed land. However, the species is confirmed to breed within nearby waterbodies meaning that they will be present terrestrially both on site and within the wider area. The wider golf course also supported wet ditch, hedgerow, scrub, and tree lines which will facilitate movement within the wider site (including through suboptimal habitats within the proposed development site). Due to the proximity of the ponds within 500 m from two known breeding ponds, it is possible that the ponds and terrestrial habitats support a metapopulation of great crested newts.
- 3.5.11. Common amphibians such as common toads which are listed under Section 41 and afforded conservation consideration are anticipated to be onsite terrestrially and within nearby ponds.

REPTILES

- 3.5.12. The data search returned a total of 8 records of grass snake (*Natrix helvetica*) within 1km from the site relating to a development approximately 180 m southwest from the site.
- 3.5.13. The site provides limited value for reptiles due to the frequent disturbance of the site by the ongoing management activities and the limited availability of habitat. Managed modified grassland, developed land, and bare ground lack the structure and quality to support reptile species. Ditches, treelines and hedgerows within the wider golf course are likely to allow for commuting reptiles such as grass snake.
- 3.5.14. As such, reptiles are not anticipated to be within the working area but are confirmed to be present within the wider area.

BIRDS

- 3.5.15. The data search returned many records of notable bird species within 1 km from the site. Species included but are not limited to; hobby (*Falco subbuteo*), kingfisher (*Alcedo atthis*), little ringed plover (*Charadrius dubius*), barn owl (*Tyto alba*), hen harrier (*Circus cyaneus*), quail (*Coturnix coturnix*), brambling (*Fringilla montifringilla*),

crossbill (*Loxia curvirostra*), peregrine (*Falco peregrinus*), lapwing (*Vanellus vanellus*), redwing (*Turdus iliacus*), fieldfare (*Turdus pilaris*) and woodpigeon (*Columba palumbus*).

3.5.16. The site provides limited potential breeding bird habitats due to the site comprising entirely of managed modified grassland, developed land, and bare ground. Frequent disturbance through grassland management and vehicular access on the existing track is anticipated to deter ground nesting birds that favour open landscapes. It is also to be noted that the wider site is frequently trespassed by dog walkers, further lowering the value of the site for ground nesting species. Scattered trees within the modified grassland, however, are likely to support nesting passerine bird species.

3.5.17. Overall, nesting birds may utilise the scattered trees within the modified grassland and ground nesting birds have been discounted from assessment.

BATS

3.5.18. The data search returned a total of 55 records of bats within 1km of the site boundary which included both activity and roosting. All roosts identified were summer day roosts or hibernation roosts. Species recorded include common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), brown long-eared bat (*Plecotus auritus*), noctule (*Nyctalus noctula*), Leislers' bat (*Nyctalus leisleri*), Daubenton's bat (*Myotis daubentonii*), and unidentified myotis (*Myotis spp.*)

3.5.19. The following EPSLs were located within 5 km from the site boundary based on consultation with Magic.gov.uk:

Table 3.1 Bat EPSLs

Case reference of granted application	Species on the licence*	Distance from site (KM)	Direction from Site	Licence Start Date	Licence End Date	Does the Licence				
						impact on a breeding site	allow damage of breeding site	allow damage of a resting place	allow destruction of breeding site	allow destruction of a resting place
EPSM2009-481	C-PIP	0.3	SE	09/02/2009	30/09/2010	Y			Y	Y
2020-44716-EPS-MIT-1	C-PIP	0.8	SE	06/03/2020	31/03/2021	N	N	N	N	Y
2017-31325-EPS-MIT	BLE	1.7	SW	03/10/2017	26/09/2022	N	N	N	N	Y
2015-14530-EPS-MIT	BLE C-PIP	2	W	28/09/2015	27/09/2020	N	Y	Y	N	N
EPSM2010-2593	C-PIP	3.4	NE	01/12/2010	30/11/2012	N			N	Y
EPSM2013-6587	C-PIP;BLE	3.4	NE	07/11/2013	31/03/2014	N			N	Y
2014-669-EPS-MIT	BLE C-PIP	3.4	NW	21/05/2014	21/12/2014	N	N	Y	N	Y
EPSM2009-1495	C-PIP	3.4	NW	12/02/2010	31/07/2011	N			N	Y
2018-36967-EPS-MIT	BLE	3.6	SE	23/08/2018	30/04/2019	N	N	Y	N	N
2018-37653-EPS-MIT	BLE C-PIP NATT S-PIP	3.7	NW	28/11/2018	22/11/2028	N	N	Y	N	Y
2020-50083-EPS-MIT	BLE C-PIP DAUB	4.5	NW	04/11/2020	28/02/2026	N	N	N	N	Y
EPSM2010-2594	C-PIP	4.6	SW	07/12/2010	31/12/2012	Y			Y	N

Species on the licence*	Species name	Latin
C-PIP	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>
S-PIP	Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>
BLE	Brown Long eared	<i>Plecotus auritus</i>
DAUB	Daubenton's bat	<i>Myotis daubentonii</i>

3.5.20. No buildings or structures were present on site that may be exploited by roosting bats. Furthermore, none of the trees on site were mature and did not possess any ecological niches such as loose bark, dense ivy, woodpecker, or knot holes that roosting bats may utilise.

3.5.21. The site comprised exclusively managed modified grassland, developed land, or bare ground with limited floristic diversity. A lack of flowering species means that an abundance of invertebrate prey is not likely to be present on site. Foraging bats are likely to utilise the wider site due to more a mosaic of more complex habitats including waterbodies. Due to the nature of bat foraging activity, they may be present in low numbers foraging

and commuting through the site.

3.5.22. Trees on site have 'No' bat roosting potential whilst the habitats were assessed as having 'low' value.

BADGER

3.5.23. A total of 18 records of badger (*Meles meles*) were returned during the data search and their location is to remain confidential.

3.5.24. Mammal tracks were identified across the wider golf course however no field signs of badger presence (latrines, fur etc.) were recorded within the site or the surrounding 30 m (which was accessible) during the site visit. The site provides suitable conditions for sett building within the grassland and badgers are anticipated to be present locally.

OTHER TERRESTRIAL MAMMALS

3.5.25. A total of 3 records of west European hedgehog (*Erinaceus europaeus*) were located within the 1km search area. Habitats within the wider golf course provide value for hedgehog such as hedgerows, treelines, and scrub, making it possible that hedgehog commute through the site.

3.5.26. A total of 3 records of brown hare (*Lepus europaeus*) were returned in the data search. Brown hare was identified commuting within the site during the initial walkover. The site is surrounded by open landscape which is the favoured habitat for the species. However, the modified grassland is managed to a short sward height and does not provide value for form creation (breeding). As such, brown hare has been confirmed to be present on site and is likely present within the wider area.

NON-NATIVE INVASIVE SPECIES

3.5.27. A total of 62 records of non-native invasive flora species were located within the 1km search area. Species includes giant hogweed (*Heracleum mantegazzianum*), New Zealand pygmy weed (*Crassula helmsii*), orange balsam (*Impatiens capensis*), Canadian waterweed (*Elodea canadensis*), wall cotoneaster (*Cotoneaster horizontalis*), and Japanese rose (*Rosa rugosa*). New Zealand pygmy weed was identified within some of the ponds falling under the designated Candidate LWS: 91597 Market Bosworth, Kyng's Golf Course Ponds and Tree.

3.5.28. As returned in the data search, Muntjac (*Muntiacus reevesi*) droppings were identified approximately 985 m from the site boundary in 2004. However, this record is now considered historic.

3.5.29. No non-native invasive species were observed during the survey. However, February is a sub-optimal period for identification, and it is possible specimens may have been missed.

SPECIES DISCOUNTED FROM ASSESSMENT

3.5.30. Water vole (*Arvicola amphibius*), otter (*Lutra lutra*), beaver (*Castor fiber*) and white-clawed crayfish (*Austropotamobius pallipes*) have been discounted from assessment as no suitable aquatic habitats are located on site or within proximity.

3.5.31. Red squirrel (*Sciurus vulgaris*) has been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and are not known to be present in the area with no previous records returned in the data search. It is anticipated that high abundances of grey squirrels are present within this region (Shuttleworth/RSST n.d.). This species will displace red squirrels through competition as well as cause increased red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

3.5.32. Hazel Dormouse (*Muscardinus avellanarius*) mainly occur in southern counties, especially in Devon, Somerset, Sussex, and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews et al, 2018). The habitats on site are of limited value due to limited areas of extensive woodland and scrub and no records were returned in the data search.

As such, the species are reasonably discounted from site.

4 MITIGATION RECOMMENDATIONS

4.1. DESIGNATED SITES

- 4.1.1. The site falls within the Impact Risk Zone of one SSSI within 5km from the site relating to Ashby Canal located approximately 1.5km northwest. The Ashby Canal supports communities of aquatic and emergent plants that are representative of eutrophic standing water bodies in the English lowlands thus supporting a range of notable fauna including native, white-clawed crayfish.
- 4.1.2. The development site is not connected to the SSSI by any linear features such as watercourses, treelines, or hedgerows that may facilitate pollution and in turn impact notable fauna such as crayfish. Furthermore, due to the nature of the development, a consultation between the Local Planning Authority (LPA) and Natural England is **not** required according to Magic.gov.uk. The proposed development will involve the erection of two subterranean holiday pods.
- 4.1.3. Due to the small number of proposed units, there is not anticipated to be a significant increase in footfall to all nearby designated sites thus having minimal impact upon erosion.

4.2. HABITATS

SCATTERED TREES (WITHIN MODIFIED GRASSLAND)

- 4.1.4. Several scattered trees are located throughout the modified grassland habitats. It is understood that the trees are to be retained and protected through development.
- 4.1.5. The protection measures of retained trees (including those outside the site boundary) will be through the use of temporary protective demarcation fencing to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until all works are completed to ensure protection is provided throughout the construction phase.
- 4.1.6. The fencing will be in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.
- 4.1.7. Should any trees require removal, the loss should be compensated through new tree planting at a 1:3 ratio using native, fruiting, and flowering species.

4.3. SPECIES

AMPHIBIANS AND REPTILES

- 4.2.1. The habitats on site provide an overall low value for terrestrial great crested newts due to comprising entirely of heavily managed modified grassland, bare ground, and developed land. However, the species is confirmed to breed within nearby waterbodies meaning that they may be present terrestrially both on site and within the wider area. The wider golf course also supported wet ditch, hedgerow, scrub, and tree lines which will facilitate movement within the wider site (including through suboptimal habitats within the proposed development site). Due to the proximity of the ponds within 500 m from two known breeding ponds, it is possible that the ponds and terrestrial habitats support a metapopulation of great crested newts. Whilst 250 m is considered the standard terrestrial commuting distance for great crested newts, there is potential they can travel greater distances when connected through stepping stone ponds as in this instance. Though the likelihood of newts being located within the site is development site itself low, their presence can't be discounted.
- 4.2.2. Although reptile species are unlikely to be present within habitats on site, they are likely present within boundary hedgerows, treelines, and ditches as well as present within the wider area.
- 4.2.3. The proposed development is restricted to a small working area on only suboptimal habitats for the species. As such, it is paramount that the following Reasonable Avoidance Measures (RAMs) are adhered to at all times through the development:

4.2.4. The following Reasonable Avoidance Measures (RAMs) are to be undertaken under the supervision of a licenced great crested newt ecologist. Pre-commencement works are as follows:

- All site contractors are to be inducted through a Toolbox Talk hosted by a suitably qualified ecologist on the presence of great crested newts and their legal protection. All contractors are to sign the Toolbox Talk and agree to the proposed RAMs;
- A designated working area will be maintained to minimise total working area (limited to the access track itself), which will be marked out by the ecologist (where necessary). A fence and/or sign will be situated to mark the working areas to ensure no contractors and vehicles do not enter areas which have not been checked for great crested newts.
- Any vegetation on site to be cleared should first be strimmed to approximately 15 cm and left overnight, allowing any animals the chance to naturally disperse from site. A fingertip search of any vegetated areas should then be undertaken to check for the presence of great crested newts.
- Once the ecologist has declared all areas of potential for great crested newts have been checked, the proposed works can continue unsupervised.
- Storage of materials is to be on pallets i.e. raised off the ground and on areas of hard standing or tarmac. No materials to be stored on vegetation.
- All working areas are to be maintained as bare ground or hardstanding throughout the construction phase.
- All open pits and pipes are to be covered during the night, with a check for presence of amphibians conducted prior to covering.
- If excavations are exposed and/or created, a slope will be positioned within the excavation to allow amphibians and mammals to escape should they fall in.
- Under no circumstances should site contractors attempt to handle great crested newt.
- Ecologist to undertake a site visit upon completion of works to confirm that the works have been undertaken using the above risk avoidance measures and that habitats have been restored.
- Should a great crested newt be located during the RAM's, all works must cease immediately, your ecologist notified where applicable (an email, text, or voicemail is not sufficient), and Natural England contacted for advice. No great crested newt is to be handled and the refugia is to be placed back to provide suitable cover.

4.2.5. The recommended RAMs will also protect common amphibian species such as common toad and common frog as well as reptiles. Any common amphibians located moved carefully, by hand, to outside of the impacted area. Please note that amphibians found terrestrially should not be moved in aquatic habitats.

BREEDING BIRDS

- 4.2.6. Nesting birds may use the scattered trees within the modified grassland. It is understood that these habitats are to be retained, however, should any trees require removal, vegetation management or removal should be undertaken with consideration to nesting birds.
- 4.2.7. Any ongoing vegetation management should be undertaken outside of the breeding bird season (March to September, inclusive). If this is not possible, a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist.
- 4.2.8. If trees require removal, this will result in a net loss of nesting habitats. This should be compensated through the provision of bird boxes targeting local species.

BATS

- 4.2.9. The trees were assessed as having no bat roosting potential. Therefore, no further bat surveys or considerations for bats are necessary to proceed with the development should any trees require removal.
- 4.2.10. However, slow-flying species such as brown long-eared, which are known to be in the local area, are sensitive to lighting and may be impacted by any increases in lighting, should no mitigation for lighting be considered.
- 4.2.11. Any proposed lighting/existing lighting should follow the guidance outlined in the Bat Conservation Trust and Institute of Lighting Professionals (2023) "Bats and artificial lighting at night – Guidance Note (GN08/23)". An External Lighting Scheme had not been produced at the writing of this report. As such, the following

recommendations are to be considered on-site to minimise the impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
- The use of hard landscaping features to block light and create dark corridors.
- Avoid illuminating habitats of value.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
- Column heights of lighting can be considered to minimise light spill.

BADGERS

4.2.12. No badger setts or pathways were identified during the survey; however, they may be within the local area. Badgers are transitory and may become present on-site at any time. The following Precautionary Working Methods will be adhered to ensure that no badgers are impacted by the proposed development (Badger Trust, 2023):

- A pre-commencement of work badger survey should be conducted by a suitably qualified ecologist to ensure the current badger situation is known and that the recommendations are correct.
- All site personnel should be fully briefed concerning the method statement, the presence of badgers, the mitigation measures to be followed, the relevant legislation, the penalties imposed and who to contact should they need to.
- Trees and shrubs should be felled so that they fall away from the direction of a sett and outside exclusion zones.
- Ensure excavations or trenches left overnight are covered or have an escape route such as a shallow gradient at one or both ends.
- Ensure excavations or trenches are inspected each morning and evening to ensure no badgers have become trapped.
- Open pipework with a diameter of more than 120mm should be properly covered or capped at the end of the working day to prevent badgers from entering and becoming trapped.
- During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
- The storage of topsoil or other “soft” building materials within the site should be given careful consideration. Badgers will readily adopt such mounds and dig setts which would then be afforded the same protection as established setts. To avoid the adoption of such mounds, they should be subject to daily inspections before work commences or alternative measures put in place, such as being fenced off for higher-risk areas.
- Litter, tools and potentially dangerous materials on site should be cleared at the end of the working day. Care should be taken that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.
- Ensure no dogs are brought to the work site.
- Security lighting should be kept to a minimum and away from setts to avoid disturbance to any badgers on site.
- Fires should be lit only in secure compounds away from areas of badger activity and should be fully extinguished at the end of the working day.
- Use of noisy plant or machinery should cease at least two hours before sunset and not commence until an hour after sunrise to avoid causing a disturbance to badgers or preventing access or egress to setts.
- Badger paths must not be blocked to ensure access to foraging areas is maintained.

4.2.13. Adherence to these measures should be confirmed to planners at regular intervals by the project ecologist.

TERRESTRIAL MAMMALS

4.2.14. European Hedgehog may pass through the site boundary of the site and are a Species of Principal Importance. During habitat management, any areas of dense vegetation should first be carefully hand-searched to check for the species. If identified during management, should be relocated carefully by hand to a location away from

the working area. If any injured either species are located, they should be taken to a local vet. The RAMs outlined for great crested newts will also protect hedgehogs.

- 4.2.15. Brown hare is an agile species that will naturally disperse when works commence. However, should any injured individuals be located, they should be taken to a local vet. Furthermore, the site does not provide suitable habitats for form creation, meaning that the development will have no impact upon breeding hare.

NON-NATIVE INVASIVE SPECIES

- 4.2.16. No non-native invasive species were identified during the survey. However multiple records were recorded within the area, and it is possible specimens may have not been recorded during the survey. If any non-native invasive species are identified during works, they should be eradicated by an appropriately qualified contractor.

5 FURTHER SURVEYS AND CONCLUSION

5.1. CONCLUSION

- 5.1.1. The habitats on site comprised entirely of heavily managed modified grassland fields with scattered trees which used to function as a golf course with bare ground and developed land. The habitats within the red line boundary do not provide much ecological value due to a lack of suitable niches for local fauna. However, surrounding habitats within the golf course and wider area, particularly waterbodies, have been found to provide significant ecological value for a range of protected species including great crested newts. It is possible that the network of ponds supports a metapopulation of great crested newts due to their proximity to one another, suitable terrestrial habitats, and confirmed breeding and commuting records. The ponds within the golf course have not undergone eDNA or population surveys for the species although all data within Section 3.5 indicates their presence.
- 5.1.2. The site and wider area were found to have value or potential value for other fauna including reptiles, common amphibians, breeding birds, foraging bats, badgers, brown hare, and hedgehogs. As such, a series of mitigation measures have been outlined which must be adhered to throughout development to minimise the risk of impacting local species:
- RAMs for great crested newt also protecting great crested newts, reptiles, and hedgehog.
 - Vegetation clearance/management to be conducted outside of nesting bird season (March to September inclusive) or alternatively a nesting bird check.
 - Lighting mitigation for bats.
 - PWMs for badgers.
 - Eradication of non-native invasive species if identified on site.
- 5.1.3. Specific enhancement recommendations for the site include the following:
- Bat and bird boxes could be placed on the retained trees.
 - Planting and gapping up of linear features such as hedgerows where possible, to add commuting features within the site.

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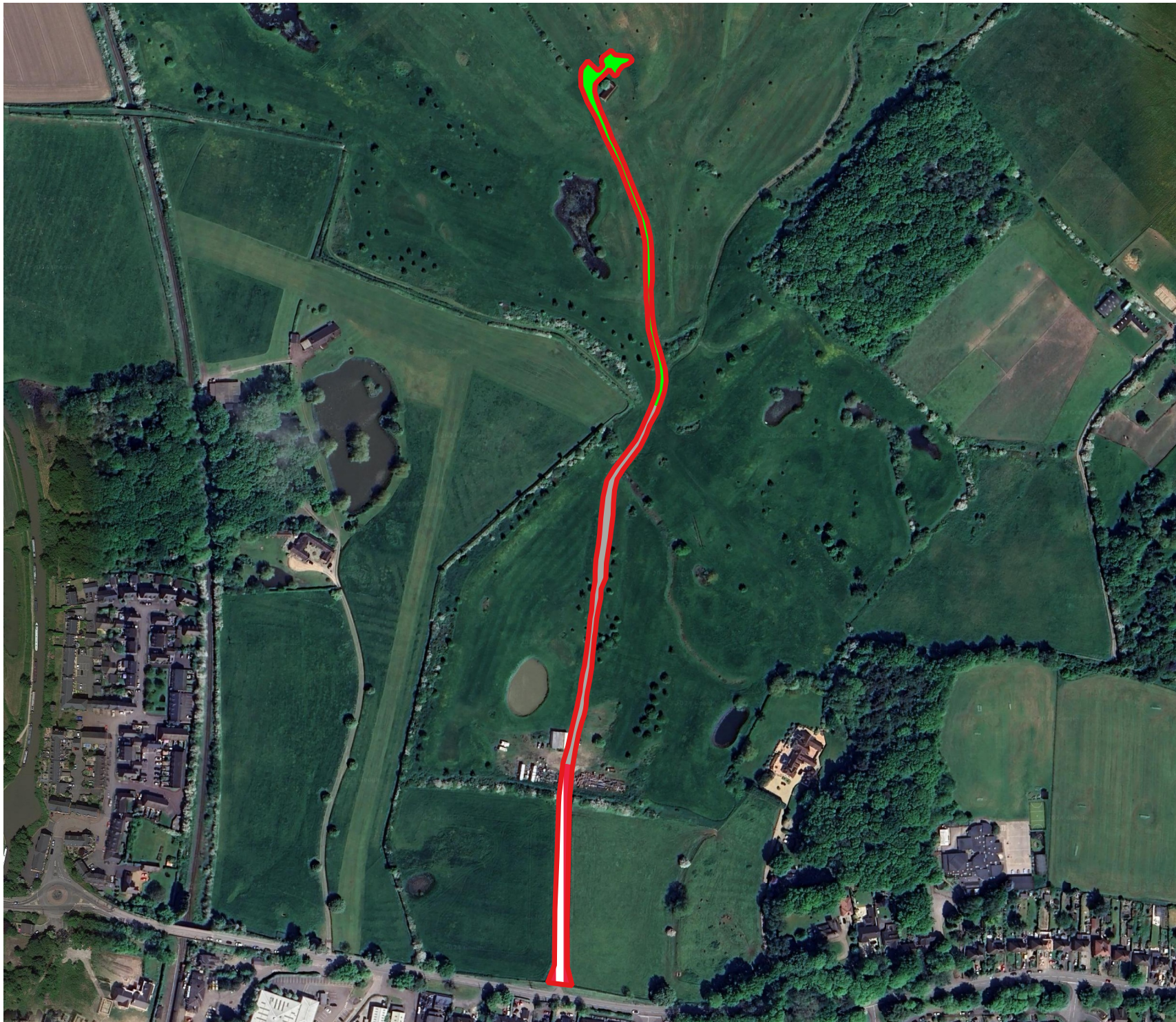
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Description	Photographs
Developed land within the site.	
Modified grassland across the extent of the golf course.	

Location of where the subterranean lodges will be built.	
Mammal tracks across grassland.	
Veteran tree as detailed within the Candidate LWS designation for the golf course (Offsite).	

			
Offsite GCN pond (P1)			

APPENDIX 2



Kyngs Golf and Country Club -
UKHab
Date: 28.02.2024

-  Modified Grassland
-  Bareground
-  Developed Land
Sealed Surface
-  Red Line Boundary

Scale: 1:6500

Drawn By: CW

Checked By: CO

Approved By: PC



Client: Statue Homes Limited

Site: Kyngs Golf and Country Club Station Road
Market Bosworth Nuneaton Leicestershire CV13 0NP

Project Number: 20-1536

Rev: 1.0

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APPENDIX 3

Pond ref.	P2	P3	P4	P5	P6
Grid Reference	SK 39554 03377	SK 39711 03345	SK 39751 03598	SK 39806 03592	SK 39852 03577
SI1 – Location	1	1	1	1	1
SI2 – Pond Area	0.95	1	0.8	0.6	0.6
SI3 – Pond Drying	1	1	0.5	0.5	0.5
SI4 – Water Quality	0.67	0.67	0.67	0.67	0.67
SI5 – Shade	1	1	1	1	1
SI6 – Fowl	0.67	0.67	0.67	0.67	0.67
SI7 – Fish	0.33	0.33	0.33	0.33	0.33
SI8 – Ponds	1	1	1	1	1
SI9 – Terr’l Habitat	0.33	0.33	0.33	0.33	0.33
SI10 - Macrophytes	0.3	0.4	0.35	0.7	0.5
HIS Score	0.65	0.67	0.61	0.63	0.61
Pond Suitability	Average	Average	Average	Average	Average
Pond ref.	P7	P8	P9	P10	P11
Grid Reference	SK 39737 03999	SK 39591 04113	SK 39569 04076	SK 39355 03915	SK 39597 03742
SI1 – Location	1	1	1	1	1
SI2 – Pond Area	0.8	0.1	0.03	Over 2,000 m2	0.84
SI3 – Pond Drying	0.9	0.5	0.1	0.9	0.9
SI4 – Water Quality	0.67	0.67	0.67	0.67	0.67

SI5 – Shade	1	1	1	1	1
SI6 – Fowl	0.67	0.67	0.67	0.67	0.67
SI7 – Fish	0.33	0.33	1	0.33	0.33
SI8 – Ponds	1	1	1	1	1
SI9 – Terr’l Habitat	0.33	0.33	0.33	0.33	0.33
SI10 - Macrophytes	0.8	0.35	0.32	0.35	0.5
HIS Score	0.70	0.49	0.41	0.64	0.67
Pond Suitability	Good	Poor	Poor	Average	Average

Pond Reference	Photographs	
P1 (Confirmed GCN breeding pond – HSI Assessment not conducted)		

			
P2		 	

P3



P4



P5



P6	
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P7



P8	 The image contains two photographs of a pond in a grassy field. The top photograph shows a pond surrounded by green grass and bare trees under a blue sky with wispy clouds. The bottom photograph shows a similar view of the pond, but with more trees and a slightly different angle, also under a blue sky.
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P9	
P10	

			
P11		 	

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