

The Coppice, Burbage, Leicestershire

Springbourne Homes

Preliminary Ecological Appraisal

Report Ref: 14224.PEA.vf

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1. Introduction

1.1. Site Background and Proposals

- 1.1.1. Ecology Solutions was commissioned in September 2025 by Springbourne Homes to undertake a Preliminary Ecological Appraisal (PEA) of the land at The Coppice, Burbage, Leicestershire, hereafter referred to as 'the Site'.
- 1.1.2. The current proposals for the Site are to pursue the building application for a self-build bungalow.
- 1.1.3. The Site falls within the boundary of a previously consented scheme (Planning ref: 21/00556/FUL; Appeal ref: APP/K2420/W/22/3297466) to which Ecology Solutions provided the supporting ecological information.

1.2. Site Characteristics

- 1.2.1. The Site is located in the Lash Hill area of Burbage, Hinckley. The Site is bounded by existing residential development to the west and northwest of the Site. Horse grazing fields lie to the northeast, with further grassland present to the east and south of the Site.
- 1.2.2. The Site currently is predominantly an active construction site with gravel and loose soil pavements and foundations of housing material laid onto compacted soil where semi-improved grassland once resided. The retained woodland and pond outside the Site boundary, but within the wider construction area, have remained largely untouched, along with the modified grassland habitat bordering the south-west of the Site.
- 1.2.3. Historically, the Site, before construction work, comprised of semi-improved grassland ranging from 'Poor' to 'Moderate' condition. The Site was subject to grazing, with a period of no management prior to the construction phase.

1.3. Purpose of Preliminary Ecological Appraisal

- 1.3.1. This document assessed the ecological interest of the whole site. The importance of the habitats within the Site was evaluated with due consideration given to the current guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)¹.
- 1.3.2. Where necessary, mitigation measures are recommended to safeguard any significant existing ecological interest within the Site and, where appropriate, potential enhancement measures are put forward and reference made to both Priority Species and Priority Habitats (formerly National and Local Biodiversity Habitat Plans).

¹ CIEEM (2018). Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

2. Survey Methodology

- 2.1. The methodology utilised for the survey work can be split into three areas, namely desk study, habitat survey and faunal survey. These are discussed in more detail below.

2.2. Desk Study

- 2.2.1. To compile background information on the Site and the surrounding area, Ecology Solutions contacted Leicestershire and Rutland Environmental Records Centre (LRERC).
- 2.2.2. The data search comprised a 2km search radius centred on the Site, looking for protected species records and information on designated sites in the vicinity. Further information on designated sites from a wider search area was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC)² database.
- 2.2.3. This information is reproduced where appropriate on Plan ECO1.

2.3. Habitat Survey

- 2.3.1. The Site was surveyed on 7th October 2025 based on UK Habitat Classification (UKHab)³ methodology as recommended by Natural England. The Site was previously surveyed by Ecology Solutions⁴ in May 2020 with results referenced where appropriate.
- 2.3.2. The surveys were completed by Suitably Qualified Ecologist (SQE) Courtney Long BSc (Hons), ACIEEM and Assistant Ecologist Vanessa Tang BSc (Hons) MSc where the weather conditions were suitable.
- 2.3.3. UKHab is a comprehensive system for mapping and recording habitats, designed to provide a simple and robust approach to survey and monitoring, and replaces the Phase 1 survey methods. UKHab comprises of a principal hierarchy ranging from level 1 (ecosystems) to level 5 (defined habitats including Annex 1 habitats) when classifying habitats. For this survey, all primary habitats were recorded to level 4 minimum. Secondary habitats are also used to provide further information on a main primary habitat where appropriate.
- 2.3.4. Using the above method, the Site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.
- 2.3.5. The relative abundance of plant species was assessed according to the DAFOR scale (D=Dominant, A=Abundant, F=Frequent, O=Occasional and R=Rare). The Braun-Blanquet scale expresses an abundance score of presence (D=76-100%, A=51-75%, F=26-50%, O=6-25% and R=>1-5%).

² <http://www.magic.gov.uk>

³ UKHab Ltd (2023) *UK Habitat Classification Version 2.0* (at <https://ukhab.org>)

⁴ Ecology Solutions. (2021). The Coppice, Burbage, Leicestershire. *Ecological Assessment*. (ref. 8936.EcoAs.vf2)

- 2.3.6. It is important to note that all the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent at different seasons.
- 2.3.7. The UKHab survey was undertaken in October 2025 in suitable weather conditions, and a robust botanical inventory has been collated allowing for a robust identification and classification on the habitats present.

2.4. Faunal Surveys

- 2.4.1. Obvious faunal activity observed during the Site survey, such as birds or mammals observed visually or by call, was recorded. Specific attention was paid to any potential use of the Site by protected species, priority species or other notable species. No field signs pertaining to Bats and Badgers were noted during the Site survey that were not already mentioned in the 2021 Ecological Assessment⁵ by Ecology Solutions.

⁵ Ecology Solutions (2021). 8936.EcoAs.vf2. *Ecological Assessment*.

3. Ecological Features

3.1. A UKHab survey was undertaken within the Site by Ecology Solutions on 7th October 2025 recording the following primary habitats:

- Artificial unvegetated; unsealed surface: and
- Other neutral grassland.

3.2. The above habitats are illustrated in Plan ECO2.

3.2. Artificial Unvegetated; Unsealed Surface (UKHab code – u1c)

3.2.1. The majority of the site currently consists of gravel and compacted soil associated with construction work (see Photograph 1 and 2) which had previously been other neutral grassland.

3.3. Other Neutral Grassland (UKHab code – g3c – Secondary Code 518)

3.3.1. There is a linear strip of remaining grassland along the western boundary (see Photograph 3), which was not subject to the vegetation clearance works. Species present include Red Fescue *Festuca rubra* (O), Red Campion *Silene dioica* (R), Common Ragwort *Senecio jacobaea* (R), White Clover *Trifolium repens* (R), Spear Thistle *Cirsium vulgare* (R), Creeping Thistle *Cirsium arvense* (R), Common Nettle *Urtica dioica* (F), Bramble *Rubus fruticosus* (R) and Small-leaved Lime *Tilia cordata* (R) saplings.

3.4. Background Records

3.4.1. The desk study returned 13 records for Native Bluebell *Hyacinthoides non-scripta* under schedule 8 of the Wildlife and Countryside Act 1981 (as amended) within the past ten years of a 2km radius around the Site. The nearest recording is located 880m northeast of the Site in 2022 whereas the most recent is located 1.3km northeast of the Site in 2024.

3.4.2. A total of five records returned for two species, Cornflower *Centaurea cyanus*, Chamomile *Chamaemelum nobile* and Wild Candytuft *Iberis amara*, designated in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended). The three records of Chamomile are the closest to site located 1km south of the Site between 2016 and 2020. The most recent record pertains to Cornflower and Wild Candytuft in 2021 both located 1.2km east of the Site.

3.4.3. Seven records of two species of plants were returned by data search listed under Convention on International Trade in Endangered Species (CITES), Annex B - Species that may become extinct unless trade is closely controlled. These are the Bee Orchid *Ophrys apifera* and Caper Spurge *Euphorbia lathyris*. A single record of Bee Orchid was recorded 1.2km southwest of the Site in 2017. The most recent recording relates to three Caper Spurge records dating from 2021 located approximately 1.7km northwest of the Site.

- 3.4.4. The desk study returned 111 records for 36 species listed under the VC55 Rare Plant Register 2022 (Hall & Woodward). Species include *Utricularia vulgaris*, Bee Orchid, Bistort *Bistorta officinalis*, Black-poplar *Populus nigra*, Native Bluebell, Buck's-horn Plantain *Plantago coronopus*, Caper Spurge, Chamomile, Chicory *Cichorium intybus*, Columbine *Aquilegia vulgaris*, Common Cornsalad *Valerianella locusta*, Corn Marigold *Chrysanthemum segetum*, Common Valerian *Valeriana officinalis*, Cornflower, Cotton Thistle *Onopordum acanthium*, Devil's-bit Scabious *Succisa pratensis*, Fennel *Foeniculum vulgare*, Grass Vetchling *Lathyrus nissolia*, Greater Burdock *Arctium lappa*, Greater Butterfly-orchid *Platanthera chlorantha*, Greater Celadine *Chelidonium majus*, Greater Duckweed *Spirodela polyrhiza*, Harebell *Campanula rotundifolia*, Geum *Geum rivale x urbanum = G. x intermedium*, Keeled-fruited Cornsalad *Valerianella carinata*, Lesser Hawkbit *Leontodon saxatilis*, Mat-grass *Nardus stricta*, Rye Brome *Bromus secalinus*, Scarlet Pimpernel *Anagallis arvensis*, Small-leaved Lime, Solomon's-seal *Polygonatum multiflorum*, Spear Mint *Mentha spicata*, Spiny Restharrow *Ononis spinosa*, Spotted Medic *Medicago arabica*, Wild Strawberry *Fragaria vesca*, Wood Sorrel *Oxalis acetosella*, and Yellow Loosestrife *Lysimachia vulgaris*. The nearest record pertains to the *Utricularia vulgaris* from a location approximately 200m east of the Site in 2016. The most recent record relates to the Native Bluebell and Greater Butterfly-orchid observed in 2024 approximately 1km-1.5km from the Site.

Invasive Non-native Species (INNS)

- 3.4.5. No INNS species were observed on site during the October 2025 site visit.
- 3.4.6. A total of 11 records were returned for seven species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) for the past 10 years within a 2km radius of the Site. These species include Curly Waterweed *Lagarosiphon major*, Giant Hogweed *Heracleum mantegazzianum*, Himalayan Balsam *Impatiens glandulifera*, Japanese Knotweed *Fallopia japonica*, Three-cornered Garlic *Allium triquetrum*, Variegated Yellow Archangel *Lamiastrum galeobdolon subsp. argentatum*, and Wall Cotoneaster *Cotoneaster horizontalis*. The Curly Waterweed is the closest record to the Site being observed 200m southeast of the Site in 2016. The most recent is from a record dated to 2023 for Giant Hogweed at a location of 1.7km northeast of the Site.
- 3.4.7. Although not listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) but are considered INNS, records were returned for Spanish Bluebell *Hyacinthoides hispanica*, *Hyacinthoides non-scripta x hispanica = H. x massartiana*, Himalayan Honeysuckle *Leycesteria formosa*, Cherry Laurel *Prunus laurocerasus*, and White Stonecrop *Sedum album*. The closest of these records pertain to *Hyacinthoides non-scripta x hispanica = H. x massartiana* that was observed within the development site in 2020. The most recent of these records is an observation of Cherry Laurel 1.1km west of the Site in 2023.

4. Wildlife use of the Site

- 4.1. General observations were made during the surveys of any faunal use of the Site, with specific attention paid to the potential presence of protected, priority, or otherwise notable species.

4.2. Bats

- 4.2.1. The on-site grassland offers limited to negligible foraging and commuting opportunities for bats as well as a lack of trees and buildings for potential roosting opportunities. While the Site is considered to be of negligible suitability, the connected wider landscape of network of treelines and hedgerows that join to woodlands (including ancient woodland) are likely to be of higher interest to the local bat population. It is not considered for this species group to be reliant on the Site.

Background Records

- 4.2.2. The desk study returned 313 records of bat species in the last ten years, within the past ten years in a 2km radius of the Site. These species pertain to Barbastelle *Barbastella barbastellus*, Brown Long-eared Bat *Plecotus auritus*, Common Pipistrelle *Pipistrellus pipistrellus*, Nathusius' Pipistrelle *Pipistrellus nathusii*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Leisler's Bat *Nyctalus leisleri*, Noctule *Nyctalus noctula*, Serotine *Cnephaeus serotinus*, along with *Myotis* sp., *Plecotus* sp., *Nyctalus* sp., and one unspecified Bat species.
- 4.2.3. Two records for Barbastelle were returned by the data search. The closest recorded was dated in 2016 from a location 1.6km northwest of the Site, while the most recent record relates to a location approximately 2km northeast of the site dating from 2021.
- 4.2.4. The data search returned 19 records of Brown Long-eared Bat. The most recent of these records relate to an individual observed 1.9km east of the Site in 2024. The closest was recorded at a location 280m southeast of the Site in 2023.
- 4.2.5. There were 142 records of Common Pipistrelle returned by the data search. Four of these records were the most recent having been dated from 2024, one at a location 1.5km west and the other three 1.9km east of the Site. The closest record pertains to a single recording from a location approximately 280m southeast of the Site in 2023.
- 4.2.6. Twenty-six records of Soprano Pipistrelle were returned by the data search. The closest of these records pertain to an observation dating from 2020 approximately 1.1km southeast of the Site. The most recent records having been recorded in 2021 are located between 1.7km to 2km northeast of the Site.
- 4.2.7. One record for Serotine was returned by the data search, relating to an individual from a location approximately 600m southeast of the Site in 2019.
- 4.2.8. Two records for Daubenton's Bat were returned by the data search relating to one location approximately 1.7km northwest of the Site in 2015.

- 4.2.9. Six records were returned relating to Noctule with these records relating to three locations. The closest of these records relates to an individual at a location approximately 700m west of the Site in 2020. The three most recent records relate to two locations in 2020; one record relates to the aforementioned location whereas the other two relate to a location approximately 1.8km west of the Site.
- 4.2.10. Seven records for Common Pipistrelle were returned by the data search with these records relating to four locations. The closest of these records relates to an individual at a location approximately 700m west of the Site in 2020. The most recent record relates to a location approximately 1.3km west of the Site in 2023.
- 4.2.11. Four records for Soprano Pipistrelle were returned by the data search relating to two locations. The closest of these records relate to an individual at a location approximately 700m west of the Site in 2019. The other location, containing three records, includes the most recent record from 2020 and is located approximately 1.8km southeast of the Site.
- 4.2.12. Two records were returned for Brown Long-eared Bat relating to two locations. The closest of these records relates to an individual at a location approximately 700m west of site in 2019. The most recent record relates to a location approximately 1km south of site in 2023.
- 4.2.13. There are no granted Natural England European Protected Species (EPS) licences relating to bats present within a 2km radius of the Site.

4.3. **Badgers**

- 4.3.1. No recent evidence of Badgers was identified during the survey work from within the site during the more recent 8th October 2025 survey. The habitats off-site provide potential sett building, foraging and commuting opportunities. Off-site woodland, hedgerow and rough grassland to the east of the site does provide suitable habitat, with the wider area offering further foraging and commuting opportunities.
- 4.3.2. A footprint from a Badger had been recorded in the local area to the north of the site in March 2020. Additionally, the site and immediate surrounding area had previously offered suitable foraging, dispersal and sett-building opportunities, however this has since been removed within the site as a result of construction work.
- 4.3.3. Although no Badger setts were recorded in 2025, Badgers are highly mobile, and the surrounding area provides some suitable foraging and dispersal opportunities. It is considered that there is potential for Badgers to be in the wider area.

Background Records

- 4.3.4. There are four confidential records for Badger dating from the last 10 years that were returned by the data search with the last 10 years. The closest record relates to a location approximately 140m southeast of the site in 2019. The most recent relates to two records location approximately 510m southeast of the

site in 2020 and it was noted this observation pertained to an inactive sett and Badger paw prints next to a snuffle hole.

4.4. Hedgehogs

- 4.4.1. No evidence of Hedgehog *Erinaceus europaeus* was recorded on-site. The remaining grassland and the treeline along the western boundary offer minimal suitable opportunities for this species. It is considered that this species is unlikely to be present on-site.
- 4.4.2. The adjacent off-site hedgerows and woodland offer foraging and dispersal opportunities for Hedgehog, with connections to the wider landscape.

Background Records

- 4.4.3. There were 90 records of Hedgehog returned by the data search. The closest record is located 970m southwest of the Site dating from 2019 whereas the most recent records date from 2023 with distances over 1.2km in the northerly, southerly and westerly directions.

4.5. Other Mammals

- 4.5.1. The Site has limited suitability for common mammal species such as Fox *Vulpes vulpes* and Rabbit *Oryctolagus cuniculus* and negligible suitability for designated and notable mammal species on-site.

Background Records

- 4.5.2. One record for Polecat *Mustela putorius*, a species designated in Section 41 of the NERC Act 2006, returned from data search pertaining to a field observation in 2018 located approximately 1.7km northwest of the Site.
- 4.5.3. The desk study returned two records of Hare *Lepus europaeus*, a species listed under the UK Biodiversity Action Plan (BAP). Both records are 2km northeast from site in 2020 and 2021 respectively.
- 4.5.4. Three records of Muntjac *Muntiacus reevesi*, a species listed under Global Red list status: Lower risk – least concern and an invasive species under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The closest record pertains to an observation directly 1.2km west of site in 2020, and the most recent was dated to 2021 also 1.2km west.

4.6. Birds

- 4.6.1. The grassland remaining within the Site offers negligible nesting and foraging opportunities for breeding birds. It is considered unlikely that any rare or notable would be present within the Site boundary.
- 4.6.2. Great Tit *Parus major*, Robin *Erithacus rubecula* and Carrion Crow *Corvus corone* were observed using the adjacent woodland and hedgerow during the October 2025 survey.

Background Records

- 4.6.3. The desk study returned 245 records across 16 bird species protected under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) within the past ten years within 2km of the Site. Species include Kingfisher *Alcedo atthis*, Greylag Goose *Anser anser*, Cetti's Warbler *Cettia cetti*, Little Ringed Plover *Charadrius dubius*, Quail *Coturnix coturnix*, Merlin *Falco columbarius*, Peregrine *Falco peregrinus*, Hobby *Falco Subbuteo*, Brambling *Fringilla montifringilla*, Crossbill *Loxia curvirostra*, Common Scoter *Melanitta nigra*, Red Kite *Milvus milvus*, Black Redstart *Phoenicurus ochruros*, Redwing *Turdus iliacus*, Fieldfare *Turdus pilaris*, and Barn Owl *Tyto alba*.
- 4.6.4. The closest records pertain to Redwing and Fieldfare from a location approximately 90m east of the Site within a patch of woodland within the wider development site between the years of 2019 to 2021. The most recent records date from 2023 of which species include Brambling, Fieldfare, Hobby, Peregrine, Red Kite, and Redwing. Of these 2023 recordings, the Fieldfare and Peregrine are the closest observed 360m from the Site.
- 4.6.5. The data search found 456 records of 24 bird species listed under Section 41 of the NERC Act (2006) (as amended) within the past ten years within 2km of the Site. Species include Lesser Redpoll *Carduelis cabaret*, Skylark *Alauda arvensis*, Tree Pipit *Anthus trivialis*, Hawfinch *Coccothraustes coccothraustes*, Cuckoo *Cuculus canorus*, Corn Bunting *Emberiza calandra*, Yellowhammer *Emberiza citrinella*, Reed Bunting *Emberiza schoeniclus*, Herring Gull *Larus argentatus*, Linnet *Carduelis cannabina*, Yellow Wagtail *Motacilla flava*, Spotted Flycatcher *Muscicapa striata*, Curlew *Numenius arquata*, House Sparrow *Passer domesticus*, Grey Partridge *Perdix perdix*, Willow Tit *Poecile montanus*, Marsh Tit *Poecile palustris*, Dunnock *Prunella modularis*, Bullfinch *Pyrrhula pyrrhula*, Starling *Sturnus vulgaris*, Common Scoter, Song Thrush *Turdus philomelos*, Ring Ouzel *Turdus torquatus*, and Lapwing *Vanellus vanellus*.
- 4.6.6. The closest records pertain to the same Reed Bunting record mentioned previous with the addition of one Starling at the same location east of the Site within the years of 2019 to 2020, respectively. The most recent records were dated to one sighting of Lapwing approximately 1.3km northeast of site in 2024.
- 4.6.7. The data search found 624 records of 28 bird species listed in the Biodiversity Action Plan (BAP) and Leicestershire & Rutland Local Biodiversity Action Plan Species (LBAP) within the past 10 years 2km from the Site. These species include Swift *Apus apus*, House Martin *Delichon urbicum*, Swallow *Hirundo rustica*, Redstart *Phoenicurus phoenicurus*, Lesser Redpoll, Skylark, Tree Pipit, Hawfinch, Cuckoo, Corn Bunting, Yellowhammer, Reed Bunting, Herring Gull, Linnet, Yellow Wagtail, Spotted Flycatcher, Curlew, House Sparrow, Grey Partridge, Willow Tit, Dunnock, Bullfinch, Starling, Common Scoter, Barn Owl, Song Thrush, Ring Ouzel, and Lapwing.
- 4.6.8. The nearest records pertain to the same sighting of Reed Bunting east of the Site in 2019 and recent Lapwing record northeast of site in 2024 as detailed above.

- 4.6.9. The data search returned 473 records of 23 bird species listed under the Birds of Conservation Concern (BoCC) Red List from the last ten years within a 2km radius of site. Species include Skylark, Tree Pipit, Swift, Hawfinch, Cuckoo, House Martin, Corn Bunting, Yellow Hammer, Merlin *Falco columbarius*, Herring Gull, Linnet, Common Scoter, Yellow Wagtail, Spotted Flycatcher, Curlew, House Sparrow, Grey Partridge, Willow Tit, Marsh Tit, Starling, Fieldfare, Ring Ouzel and Lapwing.
- 4.6.10. The nearest records pertain to a previously mentioned sighting of Starling east of the Site in 2020. Of the 27 sightings in 2023, one record for Swift is the closest from a location approximately 100m east of the Site.
- 4.6.11. The data search found 271 records of nine bird species listed under the BoCC Amber List from the last ten years within a 2km radius of the Site. Species include Greylag Goose, Quail, Reed Bunting, Black Redstart, Redstart, Dunnock, Bullfinch, Redwing, and Song Thrush. The nearest record pertains to Reed Bunting, Dunnock and Bullfinch located 100m east of the Site within a patch of woodland within the wider development site between 2019 to 2023. Of these results, one record of Bullfinch is the most recent dated in 2023.

4.7. **Amphibians (Great Crested Newts)**

- 4.7.1. The remaining grassland habitat on-site offers limited to negligible opportunities for Great Crested Newt and other common amphibians.
- 4.7.2. There is a waterbody located within the adjacent woodland and is not proposed to be affected by the current development plans. The pond was devoid of marginal vegetation, completely shaded by the surrounding woodland and mostly covered with Duckweed *Lemna* sp. It was noted that both fish and waterfowl were absent. It is considered that the pond is suboptimal to support for this species in its aquatic phase. The previous Ecological Assessment concluded the pond was sub-optimal and eDNA testing confirmed absence at the time of survey for Great Crested Newt *Triturus cristatus* in 2020. Habitat Suitability Index (HSI) surveys previously undertaken of this pond in May 2020 found the pond to be of poor suitability for Great Crested Newt and this position is considered accurate at the time of the most recent survey.

Background Records

- 4.7.3. Four of these records relate to Great Crested Newt. The closest pertains to two records approximately 220m southeast of the Site in 2016 whereas the most recent record is located approximately 1.8km northeast of the Site in 2018.
- 4.7.4. Three records for Common Toad *Bufo bufo* were returned by the data search. The nearest record relates to a location approximately 300m southeast of the Site from 2015. The most recent record relates to a location approximately 1.4km east of site from 2024.
- 4.7.5. Seven records for Smooth Newt *Lissotriton vulgaris* were returned by the data search. One record was the closest with it being 430m northwest of site in 2022. The most recent record relates to a location approximately 900m north from 2023.

- 4.7.6. There were 16 records of Common Frog *Rana temporaria* returned by the data search. The nearest record was one individual from 2020 that was 100m to the east within the waterbody of the development boundary. The most recent records pertain to three observed in 2023, of which were located approximately 600m northwest of the Site.
- 4.7.7. There were no granted Natural England EPS licence applications for Great Crested Newts or Great Crested Newt Class Survey Licence Return located within 2km of the Site.

4.8. Reptiles

- 4.8.1. The Site was considered to hold some suitability for Grass Snake *Natrix Helvetica* as data search shows records of the species within 500m of the Site. However, owing to the size of the Site and the active construction, it is not considered likely to support a significant population of this species.
- 4.8.2. The passive displacement regime during the developmental phase encouraged any reptiles that may have been present to naturally disperse into retained habitats off-site has caused the majority of the Site to support negligible suitability for reptiles. This technique involved intensive management of the grassland through a cutting regime. Cuts were undertaken using a hand trimmer and the initial cut was 200mm followed by a cut of 100mm 24 hours later and then a cut as short as possible. This was performed during the reptile active season April-September / October prior to construction works of the previous consented scheme and during favourable weather conditions. A SQE supervised all works pertaining to the grass cuttings.
- 4.8.3. The retained grassland offers limited opportunity due to its frequent maintenance it does not reach a tussocky nature suitable for reptiles and proximity to paved roads and pathways posing risk and a commuting barrier for the species group. Habitats of greater suitability for reptiles such as the off-site woodland and grassland are present in the wider landscape of the Site, but there is the potential of occasional use of the retained on-site grassland due to proximity.
- 4.8.4. It is not considered for this species group to be present on the Site and therefore no further consideration has been afforded to this species in the PEA.

Background Records

- 4.8.5. The desk study returned fourteen records of reptiles all dated between 2015 and 2024 and all pertain to the Grass Snake. The nearest record for Grass Snake was observed within the wider-site boundary in 2017. The most recent belongs to a record from 2024 at a location 360m north of site.

4.9. Invertebrates

- 4.9.1. The Site likely supports a local assemblage of common invertebrate species, with greater opportunities present within the adjacent woodland and surrounding area. It is unlikely that any notable species would be reliant on the site due to the lack of suitable foraging and nesting opportunities.

- 4.9.2. The B-Lines, as designated by Buglife⁶, do not fall within the Site boundary. B-Lines are a series of 'insect pathways' which run through the countryside and towns connecting fragmented habitats allowing invertebrates to commute across the landscape.

Background Records

- 4.9.3. There is one record returned by the data search for a species listed under the Wildlife and Countryside Act 1981 (as amended) Schedule 5 pertaining to the White-letter Streak *Satyrion w-album* from a location 1.4km northeast of site dating from 2020.
- 4.9.4. There are records for 12 priority species recorded under Section 21 of the NERC Act 2006 (as amended) within the past 10 years and within 2km of site. These species include Grey Dagger *Acronicta psi*, Green-brindled Crescent *Allophyas oxyacanthae*, Centre-barred Sallow *Atethmia centrargo*, Sallow *Cirrhia icteritia*, Small Heath *Coenonympha pamphilus*, Dusky Thorn *Ennomos fuscantaria*, Rosy Rustic *Hydraecia micacea*, White-litter Hairstreak, Shaded Broad-bar *Scotopteryx chenopodiata*, Buff Ermine *Spilosoma luteum*, Blood-Vein *Timandra comae*, and Cinnabar *Tyria jacobaeae*. The closest records to site relate to the Green-brindled Crescent, Centre-barred Sallow, Sallow, Dusky Thorn, Rosy Rustic and Buff Ermine all from a location 440m northwest of site from 2019 and 2022. The most recent observation pertains to a Cinnabar record 1.8km northeast of site in 2021.
- 4.9.5. Fifty-one records for two species of INNS listed on the GB Non-Native Species Information Portal (GBNNPIP) were returned from the data search. The two species are Harlequin Ladybug *Harmonia axyridis* and Jenkin's Spire Snail *Potamopyrgus antipodarum*. The closest and most recent record pertains to the Harlequin Ladybug located 300m west of site in 2023.

⁶ Buglife B-Lines. <https://www.buglife.org.uk/our-work/b-lines/>

5. Ecological Evaluation

5.1. The Principles of Ecological Evaluation

- 5.1.1. The guidelines for ecological evaluation produced by CIEEM propose an approach that involves professional judgement, but makes use of available guidance and information, such as the distribution and status of the species or features within the locality of the project.
- 5.1.2. The methods and standards for site evaluation within the British Isles have remained those defined by Ratcliffe⁷. These are broadly used across the United Kingdom to rank sites so priorities for nature conservation can be attained. For example, current Sites of Special Scientific Interest (SSSIs) designation maintains a system of data analysis that is roughly tested against Ratcliffe's criteria.
- 5.1.3. In general terms, these criteria are size, diversity, naturalness, rarity, and fragility, while additional secondary criteria of typicalness, potential value, intrinsic appeal, recorded history and the position within the ecological / geographical units are also incorporated into the ranking procedure.
- 5.1.4. Any assessment should not judge sites in isolation from others, since several habitats may combine to make it worthy of importance to nature conservation.
- 5.1.5. Further, relying on the national criteria would undoubtedly distort the local variation in assessment and therefore additional factors need to be considered, e.g. a woodland type with a comparatively poor species diversity, common in the south of England, may be of importance at its northern limits, say in the border country.
- 5.1.6. Levels of importance can be determined within a defined geographical context from the immediate site or locality through to the international level.
- 5.1.7. The legislative and planning policy context are also important considerations and have been given due regard throughout this assessment.

5.2. Habitat Evaluation

Designated Sites

- 5.2.1. **Statutory Sites.** There are no statutory designated sites of nature conservation interest within or immediately adjacent to the Site (see Plan ECO1).
- 5.2.2. The closest designated site is Burbage Wood and Aston Firs SSSI and Burbage Common and Woods Local Nature Reserve (LNR) located approximately 700m northeast of the Site. The boundaries of both these sites partially overlap one another, with the LNR site extending further northward.
- 5.2.3. Burbage Wood and Aston Firs SSSI is approximately 52ha and comprises one of the best remaining examples of Ash, Oak *Quercus robur* and Maple *Acer* sp.

⁷ Ratcliffe, D A (1977). *A Nature Conservation Review: The Selection of Biological Sites of National Importance to Nature Conservation in Britain*. Two Volumes. Cambridge University Press, Cambridge.

woodland in Leicestershire and is representative of semi-natural woodland developed on the clays of eastern England.

- 5.2.4. Burbage Common and Woods LNR comprises of grassland, woodland and scrubland. The majority of the grassland is of acidic unimproved conditions with some areas of heath. A large colony of Adder's-tongue *Ophioglossum vulgatum* fern thrives on the part of the grassland. A total of 250 species of fungi, 300 flowering plants, 15 damselflies and dragonflies, 20 butterflies and 100 birds have been recorded on site.
- 5.2.5. The Site falls within the Impact Risk Zones (IRZs) of the SSSI detailed above, however the proposed development does not qualify as a development type that is expected to result in adverse impacts on the SSSI and will not trigger a specific need for consultation with Natural England.
- 5.2.6. Overall, the Site is considered to be sufficiently removed from the local statutory designated sites and of a scale whereby development proposals are unlikely to result in any significant effect on the features and species of interest.
- 5.2.7. **Non-statutory Sites.** There are no non-statutory designated sites within or adjacent to the Site itself.
- 5.2.8. The closest designated non-statutory site, Courting Stiles Local Wildlife Site (LWS) lies approximately 600m west of the Site. The Site is 1.8ha comprising mixed neutral grassland with a high diversity of grassland and native scrub flora.
- 5.2.9. Overall, the Site is considered to be sufficiently removed from the local statutory designated sites, such that the development proposals are unlikely to result in any significant effect on the features and species of interest. However, in accordance with best practice construction methodologies appropriate safeguards shall be implemented to limit any pollution. Details of the appropriate safeguards and work practices shall be detailed in a Construction Environmental Management Plan (CEMP).

Ancient Woodland

- 5.2.10. The nearest ancient woodland overlaps with the Burbage Wood and Astron Fir SSSI and LWS. Neighbouring these two sites, there is Sheepy Wood 1.1km and Freeholt Wood 1.9km northeast of site. Further 3.5km south of site lies an unnamed ancient and semi-natural woodland within Ash-pole Spinney and Crab-tree Spinney woodland. The proposed work is not anticipated to adversely affect the ancient woodlands.

Habitats

- 5.2.11. The large majority of the Site is artificially unvegetated land consisting of active construction works with either compacted soil or gravel. Works pertaining to the consented development have already removed the majority of the grassland previously on the Site leaving a strip of the original neutral grassland retained along the western boundary (see Plan ECO2). This grassland habitat is of limited ecological value.

- 5.2.12. The proposed site plans aim to enhance the grassland strip from 'poor' condition to 'moderate' condition other neutral grassland and create 'good' condition lowland meadow habitat on the eastern area of the Site (see Appendix 1). This new created grassland will be seeded with a native wildflower mix that will improve the overall biodiversity value of the Site and provide additional foraging opportunities for local fauna species. The remaining land is proposed for the self-build bungalow build and associated hardstanding features.
- 5.2.13. This should be incorporated into an ecological led landscaping elevating the ecological value of the Site. Efforts should be made to also create new native and species-rich habitats post-development. In accordance with best practice a comprehensive CEMP shall be drafted and employed to safeguard retained habitats, notably the on-site trees and portion of treeline that is to be retained, negating any environmental pollution during site preparation and construction works.

Invasive Non-native Species (INNS)

- 5.2.14. If in the event that any INNS are identified within or immediately adjacent to the Site during the demolition and construction works, then precautions should be taken to reduce the spread of these species and appropriate biosecurity protocols followed. Appropriate barriers should be set up and treatment of the specimen followed by subsequent removal by a waste carrier to a waste facility.

Biodiversity Net Gain

- 5.2.15. Self-build developments, as detailed within the proposed planning application, are exempt from the legal requirement to provide a minimum 10% Biodiversity Net Gain (BNG). While not strictly necessary in this instance, the local council would expect no net loss to occur. As such, a BNG assessment was undertaken against both the previous and the current scheme's requirement. This has been provided separately and summarised below.

New Application (current)

- 5.2.16. A BNG assessment of the site highlights that the self-build bungalow will result in a percentage net loss of -61.02% for on-site habitats against the baseline prior to any construction works. Owing to this loss, land under ownership of the applicant, and in close proximity to the site, has been identified for enhancement. Following the enhancement of the 0.27 ha off-site 'poor' condition modified grassland (see Photograph 4) to 'moderate' condition other neutral grassland with 19 individual trees, a percentage change of +248.09% can be achieved to compensate for the on-site habitat net loss (see Table 5.1). Therefore, the "no net loss" position can be adhered to despite BNG not being applicable here.

Table 5.1. Summary of New Application's Biodiversity Metric Results.

On-site Baseline	Habitat Units	0.44
	Hedgerow Units	0
	Watercourse Units	0
Off-site Baseline	Habitat Units	0.51
	Hedgerow Units	0
	Watercourse Units	0
On-site Post-intervention	Habitat Units	0.17
	Hedgerow Units	0.84
	Watercourse Units	0
Off-site Post-intervention	Habitat Units	1.81
	Hedgerow Units	0
	Watercourse Units	0
Total Net Unit Change	Habitat Units	1.03
	Hedgerow Units	0
	Watercourse Units	0
Total Net Percentage Gain	Habitat Units	+234.74%
	Hedgerow Units	N/A
	Watercourse Units	N/A

Wider Consented Scheme (previous)

- 5.2.17. When assessing the self-build bungalow and its impact on the consented scheme's net gains, the new application would result in a -6.74% net loss in on-site habitats, compared to the 2% net gain identified in the consented scheme. However, when the proposed off-site enhancements are considered, the overall outcome would be an overall net gain of +3.51% (see Table 5.2).

Table 5.2. Summary of Wider Consented Scheme's Biodiversity Metric Results.

On-site Baseline	Habitat Units	12.26
	Hedgerow Units	4.72
	Watercourse Units	0
Off-site Baseline	Habitat Units	0.59
	Hedgerow Units	0
	Watercourse Units	0
On-site Post-intervention	Habitat Units	11.43
	Hedgerow Units	5.91
	Watercourse Units	0
Off-site Post-intervention	Habitat Units	1.86
	Hedgerow Units	0
	Watercourse Units	0
Total Net Unit Change	Habitat Units	0.44
	Hedgerow Units	1.19
	Watercourse Units	0
Total Net Percentage Gain	Habitat Units	+3.51%
	Hedgerow Units	N/A
	Watercourse Units	N/A

5.3. Faunal Evaluation

Bats

- 5.3.1. **Legislation.** All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations"). These include provisions making it an offence to:
- Deliberately kill, injure or take (capture) bats;
 - Deliberately disturb bats in such a way as to:-
 - be likely to impair their ability to survive, to breed or rear or nurture their young; or to hibernate or migrate; or
 - affect significantly the local distribution or abundance of the species to which they belong;
 - To damage or destroy any breeding or resting place used by bats; and
 - Intentionally or recklessly obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).
- 5.3.2. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.
- 5.3.3. The offence of damaging (making it worse for the bat) or destroying a breeding site or resting place is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.
- 5.3.4. In accordance with the Habitats Regulations the licensing authority (Natural England) must apply the three derogation tests as part of the process of considering a licence application. These tests are that:
- a) the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
 - b) there must be no satisfactory alternative; and
 - c) the favourable conservation status of the species concerned must be maintained.
- 5.3.5. Licences can usually only be granted if the development is in receipt of full planning permission.
- 5.3.6. **Site Usage.** The habitats on-site provide limited to negligible foraging opportunities for locally present bat species. Greater opportunities are present in the wider area including Burbage Wood and Aston Firs SSSI, and Burbage Common and Woods LNR, which provide large areas of high-quality habitats for bats principally in woodland, grassland and scrubland.

- 5.3.7. Given the size of the Site and the general lack of habitat present, it is considered unlikely that any locally present bat species would be heavily reliant on the Site.
- 5.3.8. **Mitigation and Enhancement Measures.** The creation of the off-site lowland meadow within the wider consented scheme will promote new bat foraging opportunities through the invertebrates attracted by the native wildflowers in the habitat and, in turn, the species may occasionally utilise the Site by proximity and through the implementation of an installed bat box.
- 5.3.9. The addition of a single bat box affixed onto the newly construction building would provide a new roosting opportunity for locally present bat species. Such suitable unintrusive designs would be Schwegler 1FQ Bat Box or Schwegler 2FE Wall-Mounted Bat Shelter (or similar) (see Appendix 3). The following installation requirements should be adhered to in respect of the bat box;
- a) The flight-path leading to and from the bat box should be kept clear, with no significant barriers such as tree branches;
 - b) The box should be orientated south to southeast so that they are sheltered from wind, rain and strong sunlight; and
 - c) The box should be positioned ideally 3-5 meters above the ground, to provide clear access and protection from predators, towards the edge of the building walls.
- 5.3.10. The development should adhere to the Institute of Lighting Professionals (ILP) Guidance Note 08/23 Bats and Artificial Lighting at Night⁸ to limit light spill onto retained vegetation and the eastern site boundary. Required specifications include having a maximum strength of 2700K or lower to reduce blue light component, feature peak wavelength higher than 550nm, proposed luminaires with negligible or no Upward Light Ratio and implementing shields / hoods directing light below the horizontal plane. Implementing sensitive light design measures should aim to reduce the current levels of artificial light within the Site and onto adjacent vegetation.

Badgers

- 5.3.11. **Legislation.** The Protection of Badgers Act 1992 consolidates the previous Badgers Acts of 1973 and 1991. The legislation aims to protect the species from persecution, rather than being a response to an unfavourable conservation status.
- 5.3.12. As well as protecting the animal itself, the 1992 Act also makes the intentional or reckless destruction, damage or obstruction of a Badger sett an offence. A sett is defined as "any structure or place, which displays signs indicating current use, by a Badger". 'Current use' is defined by Natural England as any use within the preceding 12 months.

⁸ Bats Conservation Trust (2023) - Bats and Artificial Lighting at Night ILP Guidance Notes GNo8/23

- 5.3.13. In addition, the intentional elimination of sufficient foraging area to support a known social group of Badgers may, in certain circumstances, be construed as an offence by constituting 'cruel ill treatment' of a Badger.
- 5.3.14. Local Authorities are therefore obliged to consult Natural England over any application that is likely to adversely affect Badgers.
- 5.3.15. Any work that disturbs Badgers is illegal without a licence granted by Natural England. Unlike the general conservation legislation, the Badgers Act 1992 makes specific provision for the granting of licences for development purposes, including for the destruction of setts.
- 5.3.16. Guidance produced by Natural England in 2002, and subsequently amended, developed guidelines on the types of activity that it considers should be licensed within certain distances of sett entrances. Any work on-site must be completed in accordance with that guidance.
- 5.3.17. **Site Usage.** No recent evidence of Badgers was identified during the survey work from within the Site during the more recent 8th October 2025 survey and the Site, in its current state, is unlikely to offer any opportunities. However, owing to a potential presence of this species in the immediate area, it is considered that there is potential for Badgers occasionally disperse across the Site.
- 5.3.18. **Mitigation and Enhancement Measures.** Given the potential for Badgers to be within the vicinity of the site and potentially entering site during the construction phase, a number of precautionary measures should be put in place throughout the construction phase of any future development. Measures should include:
- 5.3.19. During the construction process all dug ground should be levelled and compacted wherever possible. This will prevent Badgers from attempting to excavate setts prior to completion of the works;
- Planks should be left as ramps in any uncovered trenches to allow any Badger that may stray onto the site an escape route;
 - Any open trenches will be checked at the beginning of each day (to ensure that Badgers are not present) and at the end of each day (to ensure that the means of escape remain in place);
 - Tools and loose materials will be stored in an appropriate container to reduce the risk of Badgers accessing the site and injuring themselves;
 - Materials should be stored in a storage container in order to avoid the chance of Badgers coming onto site and potentially injuring themselves;
 - Fires and chemicals should not be used; and
 - Any open pipework greater than 150mm outside diameter should be capped off at the end of each working day.
- 5.3.20. If any suspected Badger activity is observed during construction, the project's ecological consultancy should be contacted.

Hedgehogs

- 5.3.21. **Legislation.** Hedgehog is a species of principal importance for the conservation of biodiversity under Section 41 (England) of the NERC Act 2006 (as amended).
- 5.3.22. The NERC Act 2006 requires the Secretary of State to:
- ... take such steps as appear... to be reasonably practicable to further the conservation of the living organisms and types of habitat included in any list published under this section, or... promote the taking by others of such steps.**
- 5.3.23. **Site Usage.** No evidence of Hedgehog was recorded on-site. The Site offers negligible foraging, commuting and hibernation opportunities for Hedgehog. It is considered unlikely that the species are reliant on the Site given that the habitats in the wider area offer greater opportunities for the species.
- 5.3.24. **Mitigation and Enhancement Measures.** If in the unlikely event a Hedgehog is found during construction works, the Hedgehog should be carefully placed in a lidded box (with air holes and vegetation cover) and safely translocated to an area of retained vegetation or within suitable off-site habitats away from construction areas.
- 5.3.25. Post-development could remain permeable for Hedgehogs and other small mammals, where appropriate, to allow for continued dispersal and commuting between on-site and off-site habitats. As such, new fencing around the self-build could include Hedgehog gateways that are 13cm x 13mc gaps at the base to facilitate passage.

Birds

- 5.3.26. **Legislation.** Section 1 of the Wildlife and Countryside Act 1981 is concerned with the protection of wild birds. With certain exceptions, all wild birds and their eggs are protected from intentional killing, injuring, and taking; and their nests, whilst being built or in use, cannot be taken, damaged or destroyed.
- 5.3.27. Schedule 1 lists species which are protected by special (i.e. greater) penalties. These species also enjoy additional protection whilst breeding, as it is also an offence to disturb adults or their dependant young when at the nest.
- 5.3.28. **Site Usage.** The on-site habitats offer negligible foraging and nesting opportunities for breeding and local bird populations. It is considered highly unlikely any rare or notable bird species would be reliant on the Site given the habitats in the wider area offer greater opportunities for the species.
- 5.3.29. **Mitigation and Enhancement Measures.** The post-development creation of the lowland meadow will provide new foraging opportunities from the introduction of native and fruit bearing wildflower species.
- 5.3.30. As further enhancement, the provision of a bird box specifically targeting the priority species would offer an increase in nesting opportunities post-development. Swift and House Martin are listed as a priority species within the LBAP, therefore, it is suggested that a bird box designed for one of the species

is incorporated into the building design where possible. Due to the multi-nest design of Schwegler 11 House Martin Nest and Schwegler 17A Triple Cavity Swift Box (see Appendix 3), only one is sufficient for integrating on-site. The following installation requirements should be adhered to in respect of the bird box:

- The box should be installed at a minimum of five metres from the ground and, ideally, under the eaves of the new building;
- The box should be orientated facing ideally north to north-east in a semi-shaded location;
- The box should be positioned so that it is sheltered from wind, rain and strong sunlight; and
- The flight-path leading to and from the bird box should be kept clear, with no significant barriers such as tree branches.

Summary and Conclusions

- 5.4. Ecology Solutions was commissioned in September 2025 by Springbourne Homes to undertake a Preliminary Ecological Appraisal (PEA) of the land at The Coppice, Burbage, Leicestershire, hereafter known as the Site.
- 5.5. The current proposals for the Site are to pursue the building application for an additional self-build bungalow within the consented development.
- 5.6. The Site was surveyed on 8th October 2025 based on UK Habitat Classification (UKHab)⁹ methodology as recommended by Natural England.
- 5.7. The Site currently is predominantly an active construction site with gravel and loose soil pavements and foundations of housing material laid onto compacted soil with a strip of other neutral grassland along the western boundary. The retained woodland and pond adjacent off-site have remained largely untouched, as with the habitats bordering the Site.
- 5.8. **Statutory Sites.** There are no statutory designations of nature conservation value within the Site or immediately adjacent to it. The closest such site is Burbage Wood and Aston Firs SSSI, located approximately 700m northeast of site.
- 5.9. The Site does fall within the IRZ of the local SSSIs, however given the distance and scale of the proposals it is unlikely any direct impacts to the designated sites would occur as a result of the development.
- 5.10. **Non-statutory Sites.** There are no non-statutory designated sites within or immediately adjacent to site itself. The closest non-statutory designation is Courting Stiles LWS located approximately 600m west of site. Given standard engineering practices in respect of pollution control, dust, and drainage management is implemented during the construction phase it is considered unlikely that the development will have an adverse impact on these designated sites.
- 5.11. **Habitats.** The large majority of the Site is artificially unvegetated land consisting of active construction works with either compacted soil or gravel and a strip of retained neutral grassland along the western boundary. This grassland habitat is of limited ecological value.
- 5.12. The proposed site plans aim to maintain the grassland strip as 'moderate' other neutral grassland and create 'good' lowland meadow habitat on the eastern area of the Site. This new created grassland will be seeded with a native wildflower mix that will improve the overall biodiversity value of the Site and provide additional foraging opportunities for local fauna species. The remaining land is proposed for the self-build bungalow build and associated hardstanding features.
- 5.13. Where habitats are to be lost, such as the grassland already removed, the proposal will seek to ensure as much pre-existing habitats are retained and ensure that sufficient native and species-rich habitats are established post-development in addition to the enhancement of an off-site grazed grassland.

⁹ UKHab Ltd (2023) *UK Habitat Classification Version 2.0* (at <https://ukhab.org>)

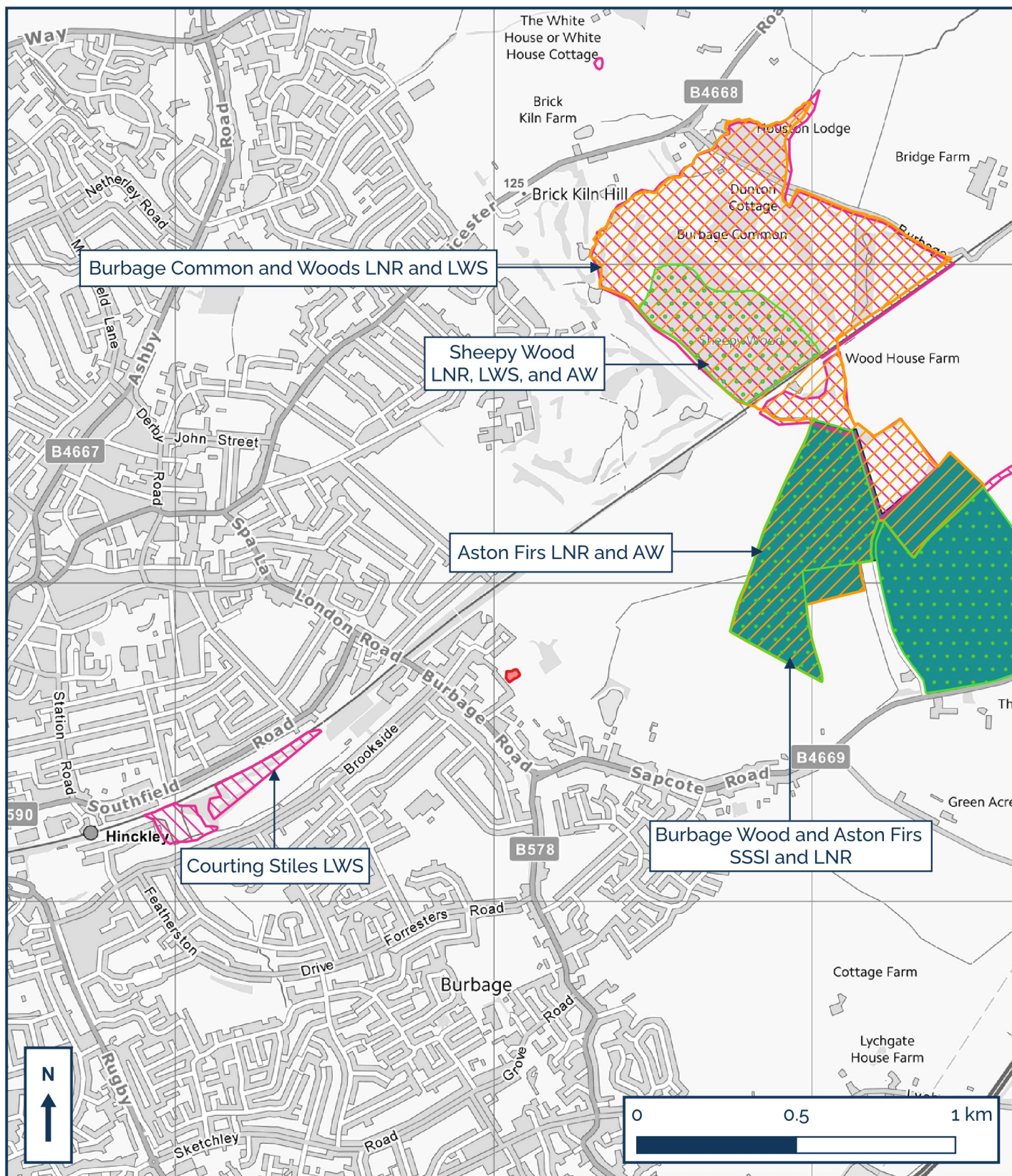
- 5.14. **Badger.** Although no badger setts were recorded in 2025, Badgers are highly mobile, and the surrounding area bordering the Site provides some suitable foraging and dispersal opportunities. It is considered that there is potential for Badgers to be present on-site as a result of the close proximity.
- 5.15. **Bats.** Both on-site habitats offer limited to negligible foraging and commuting opportunities for bats. While the Site is considered to be of negligible suitability, the connected wider landscape of network of treelines and hedgerows that join to woodlands are likely to be of higher interest to the local bat population. Therefore, it is not considered for this species group to be reliant on the Site.
- 5.16. No PRFs were identified within the site boundary, and the Site is considered to be of 'Low' suitability for foraging and commuting bats, and while the proposed development is unlikely to pose significant impact on any locally present bat species, specific measures are considered to minimise any potential impact.
- 5.17. The creation of the lowland meadow will promote new bat foraging opportunities through the invertebrates attracted by the native wildflowers in the habitat. The addition of a single bat box affixed onto the newly construction building would provide new roosting opportunities for locally present bat species.
- 5.18. **Hedgehog.** While no evidence was recorded while undertaking the survey. The Site offers negligible foraging, commuting and hibernation opportunities for Hedgehog. It is considered unlikely that the species are reliant on the Site given that the habitats in the wider area offer greater opportunities for the species.
- 5.19. Any clearance of suitable vegetation to facilitate any future development, such as the grassland (specifically beneath the on-site treeline) and during the hibernation season (typically October to March inclusive, will be subject to a check survey for hibernation features. Any vegetation clearance should be carried out in a systematic and controlled manner to allow Hedgehogs to disperse.
- 5.20. If in the event a Hedgehog is found during construction works, the Hedgehog should be carefully placed in a lidded box (with air holes and vegetation cover) and safely translocated to an area of retained vegetation or within suitable off-site habitats away from construction areas.
- 5.21. Trenches or deep pits associated with construction that are to be left open overnight should also be provided with a means of escape in case a Hedgehog enters.
- 5.22. It is suggested that Hedgehog gateways are provided in any fencing to ensure that the Site remains permeable for this species post-development.
- 5.23. **Birds.** The on-site habitats offer negligible foraging and negligible nesting opportunities for breeding and local bird populations. It is considered highly unlikely any rare or notable bird species would be reliant on the Site given the habitats in the wider area offer greater opportunities for the species
- 5.24. As further enhancement, the provision of a bird box specifically targeting Swift and House Martin would offer an increase in nesting opportunities post-development. It is suggested that a box designed for one of the species is incorporated into the building design where possible.

- 5.25. **Reptiles.** Owing to the active construction activities and size of the Site, it is not considered for this species group to be present on the site. The retention and subsequent creation of the grassland and woodland habitats will ensure continued basking and foraging opportunities for any potential species within the wider area. Additional creation of woodland glades in the wider site will further provide significant opportunities for Grass Snake and other local reptile populations.
- 5.26. **Amphibians (Great Crested Newts).** There are no waterbodies within the Site that could support Great Crested Newt, or other amphibians. The presence of active construction within and surrounding the Site present significant dispersal barriers for this species group. It is therefore considered unlikely for this species to be present on-site, and no further consideration has been afforded to this species in the PEA.
- 5.27. **Invertebrates.** The Site likely supports a local assemblance of common invertebrate species, with greater opportunities present within the off-site woodland and wider area. It is unlikely that any notable species would be reliant on the Site due to the lack of suitable foraging and nesting opportunities.
- 5.28. The Site does offer some opportunities for local wildlife. Nevertheless, through the sensitive design and adoption of safeguards and enhancements detailed within this report, together with the implementation of necessary mitigation measures it is considered that negative effects on habitats and fauna species could be avoided or adequately mitigated. Due to the nature of the self-build application, the Site is not required to achieve the mandatory 10% BNG. While this is the case, both the new application and wider consented scheme will overall achieve a no net loss, where further enhancement of the proposed off-site grassland will help to bolster and achieve this requirement. Such proposal will ensure the development is compliant with statutory requirements and will positively impact the local environment.

Plans

PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE BOUNDARY
- SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- LOCAL NATURE RESERVE (LNR)
- LOCAL WILDLIFE SITE (LWS)
- ANCIENT WOODLAND (AW)



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14224: THE COPPICE, BURBAGE,
LEICESTERSHIRE

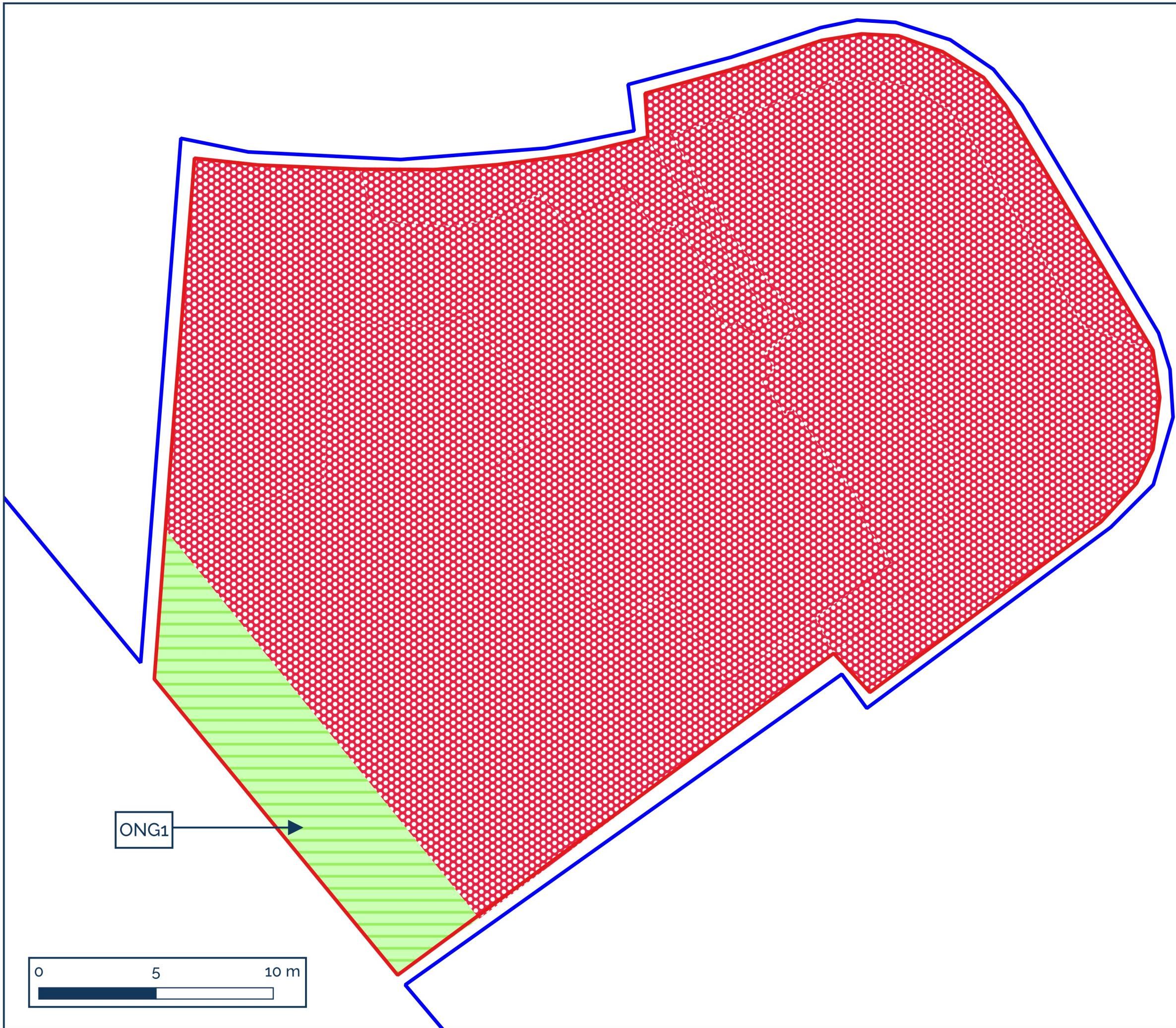
PLAN ECO1: SITE LOCATION AND
ECOLOGICAL DESIGNATIONS

Rev: A
Jan 2026

PLAN ECO₂

Ecological Features

Based upon the Ordnance Survey map with permission of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Ecology Solutions Ltd, Cokenach Estate, Barkway, Royston, Hertfordshire, SG8 8DL. 10044628



KEY:

- SITE BOUNDARY
- WIDER CONSENTED SCHEME BOUNDARY
- HABITATS**
 - ARTIFICIAL UNVEGETATED, UNSEALED SURFACE
 - OTHER NEUTRAL GRASSLAND

Basemap reference: Proposed site and block plan by Hayward Architects LTD
Drawing no: Pg - 01a



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14224: THE COPPICE, BURBAGE,
LEICESTERSHIRE

PLAN ECO2: ECOLOGICAL
FEATURES

Rev: A
Jan 2026

Photographs

PHOTOGRAPH 1: Artificial Unvegetated; Unsealed Surface



PHOTOGRAPH 2: Artificial Unvegetated; Unsealed Surface



PHOTOGRAPH 3: Other Neutral Grassland



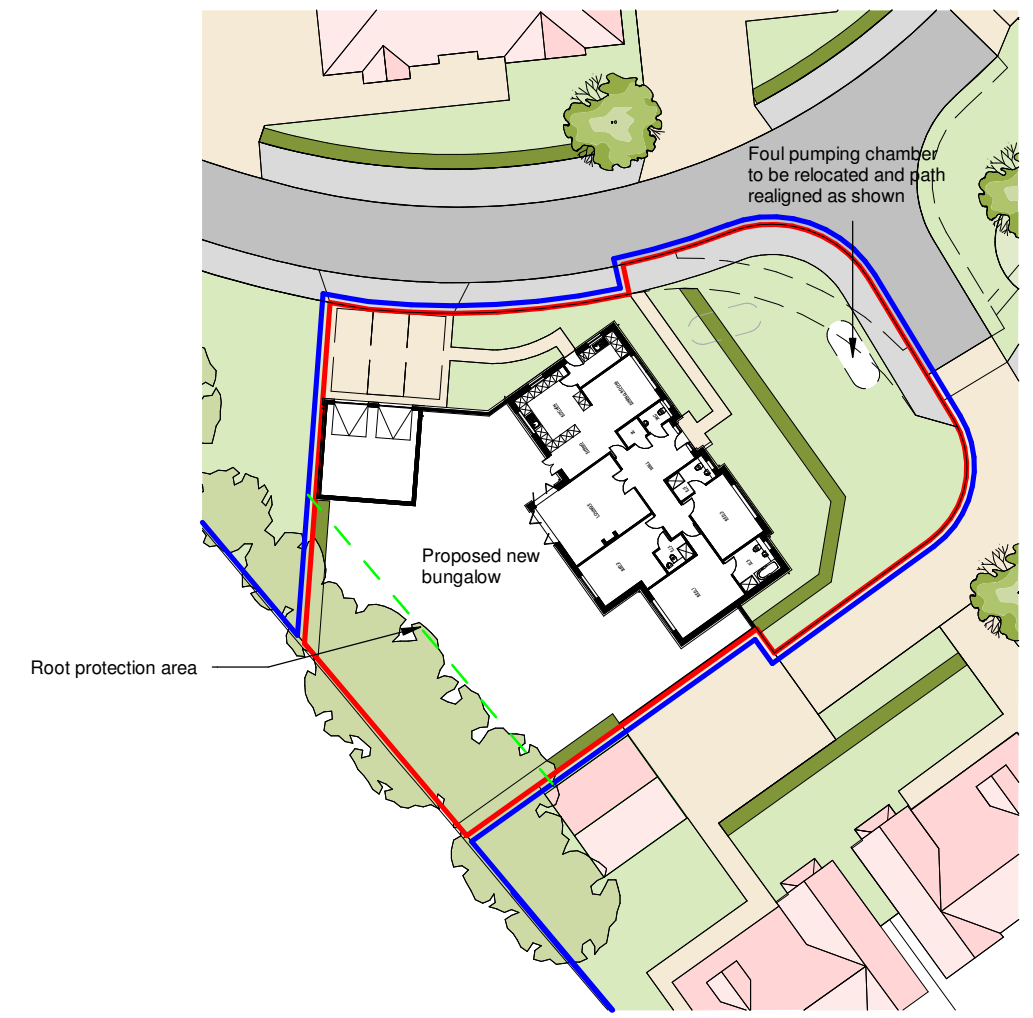
PHOTOGRAPH 4: Off-Site Modified Grassland



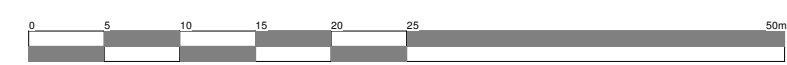
Appendices

APPENDIX 1

Proposed Housing off The Coppice Burbage
Proposed Site and Block Plan by Hayward Architects
LTD. Drawing No.: Pg – 01a



Client Springbourne Homes			hayward ARCHITECTS LTD  19 Station Road Hinckley Leicestershire LE10 1AW Tel: 01455 635 665 Fax: 01455 618 971 www.hayward-architects.co.uk	
Project Title Proposed housing off The Coppice Burbage				
Drawing Title Proposed site and block plan			Job No. 12/71	Drawing No. P9 - 01a
Scale 1:500	Date Aug 2025	Sheet A2		
Author ZLM	Checked by LJW			
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APPENDIX 2

Biodiversity Net Gain Offset against The Coppice Enhancement Site



0 5 10 20 50 100

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Figured dimensions to have precedence over scaling.
Please read this drawing in conjunction with the specification.
Check all site dimensions prior to any construction.
Refer any discrepancies found to the Architects.

Revisions

A Revised In Line With Design Team Comments 05/09/2025

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Details

Client Springbourne Homes
Job Title Station Road, Stoke Golding, Nuneaton
Job Type New Residential Development
Drawing Title Proposed Site Plan
Job Number 348
Drawing Number 10A
Scale 1:500 N
Status SKETCH SCHEME



APPENDIX 3

Bat and Bird Box Specifications

Bat Boxes

Schwelger bat boxes are made from Woodcrete and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot- and predator-proof and extremely long lasting.

Schwegler 2FE Wall-Mounted Bat Shelter

This shelter can be used as a summer hideaway just as efficiently as a winter roost (e.g. frostproof, damp area in basements, bunkers, vaults, etc.). In the summer, among other things, Pipistrelle, Whiskered and Barbastelle bats hang in this daytime hideaway. In the winter, all so-called cave hibernators use this Wall-Mounted Bat Shelter as a place to sleep. Thanks to the preformed different clinging levels on the inside, a large variety of species is usually present in the shelter.



The 2FE is a very effective, simple and cost-effective solution for providing crevice-inhabiting bats with a place to hide away.

After installation, this bat box requires no further maintenance. The maintenance company should still complete visual checks yearly to ensure boxes are fit for purpose and not damaged or broken and replaced when necessary.

Woodcrete (75% wood sawdust, concrete and clay mixture)

Height: 300mm

Width: 250mm

Depth: 30-50mm

Weight: 2.5kg

*Please note that this box is designed to be affixed to a wall.
Due to the weight, it is unsuitable for fences or sheds.*

Bat Boxes



Schwegler 1FQ Bat Box

This shelter can be used all year round to form a colony or to shelter their young. The box is suitable for all species of bats, such as Common Pipistrelle, Nathusius's Pipistrelle, Soprano Pipistrelle and Serotine bat, that inhabit buildings with the interior designed in consideration of the bat's habitat requirements.

Bats are able to perch within and keep warm thanks to the insulating and heat absorbent exterior and rough Woodcrete interior.

The 1FQ is a very effective, sleek design and cost-effective solution for providing crevice-inhabiting Bats with a place to hide away.

After installation, this bat box requires no further maintenance. The maintenance company should still complete visual checks yearly to ensure boxes are fit for purpose and not damaged or broken and replaced when necessary.

Woodcrete (75% wood sawdust, concrete and clay mixture)

*Height: 600mm
Width: 350mm
Depth: 90mm
Weight: 15,8kg*

*Please note that this box is designed to be affixed to a wall.
Due to the weight, it is unsuitable for fences or sheds.*

Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Many boxes are made from Woodcrete. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.

No. 11 Schwegler House Martin Terrace

This nest box is suitable for fixing under the eaves or under the guttering of a building which are highly preferred for House Martins as this provides ideal protection. This bird nest has its own integrated roof, allowing martins to use any external facade, regardless of whether there are eaves.

Made from durable, weather-resistant and air-permeable Woodcrete, and all metal parts have been rust-proofed.

If required, nest bowls can be removed by simply undoing the retaining screws for maintenance. The nest should be visually inspected at least yearly for signs of damage and replaced, where necessary.



Woodcrete (75% wood sawdust, concrete and clay mixture)

Height: 175mm

Width: 430mm

Depth: 175mm

Weight: 6.3kg



External Wall Mounted
Bird Boxes

Bird Boxes

No. 17A Schwegler Swift Nest Box (Triple Cavity)

This nest box is suitable for fixing under the eaves or under the guttering of a building, either within or attached to external walls. Installation of several units on nearby buildings can assist in the rapid formation of Swift colonies.

Maintenance is not necessary if the box is occupied by Swifts, however, if required, the entrance rose can be removed for cleaning. Boxes should be visually inspected at least yearly for signs of damage and replaced, where necessary.



Woodcrete (75% wood sawdust, concrete and clay mixture)

Height: 150mm

Width: 980mm

Depth: 150mm

Weight: 7.1kg



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