

Cadeby Hall, Cadeby

PRELIMINARY ECOLOGICAL APPRAISAL & PRELIMINARY ROOST ASSESSMENT

Issue Date: 05 March 2026

Report No. 251205.PEA.PRA.v1

Site Details

Report	Preliminary Ecological Appraisal & Preliminary Roost Assessment
Site Address	Cadeby Hall, Main Street, Cadeby, Leicestershire, CV13 0AX
Central OS Grid Reference	SK 42450 02549
Client	Mr Richard Hooper

Document Control

Author	Reviewed By	Comments	Report Version	Issue Date
Dom Riley	Anna Scott-Swift	First Issue	V1	05/03/2026

Contact details:

E: dom@croftecology.co.uk

Disclosure:

The information provided within this report has been prepared and provided as true and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. It is intended solely for the Client and their agents as per the agreement under which we provided our services. Unauthorised sharing, reproduction, or use of this report by any other party is strictly prohibited. We do not provide any warranty, express or implied, regarding the advice presented in this report or any other service provided by Croft Ecology. Please note that this report was prepared by an ecological specialist and should not be considered legal advice.

EXECUTIVE SUMMARY

- Croft Ecology was commissioned by Mr Richard Hooper to undertake a Preliminary Ecological Appraisal and Preliminary Roost Assessment (PRA) of Cadeby Hall, a residential property and land on Main Street in Cadeby. The survey was carried out in relation to proposed extensions and the removal of a chimney of the existing building.
- The survey involved identifying habitats and features of ecological interest within the Site, including the potential for supporting protected or notable species, to determine the key ecological constraints and opportunities associated with the proposed development. Any additional survey work and any possible mitigation requirements were also identified.
- The survey was undertaken by appropriately qualified and experienced personnel on 07 January 2026, with an additional visit undertaken on 03 March 2026 to enable inspection of the chimney proposed for removal.
- The Site comprised a residential property and parts of its grounds. The south of the Site consisted primarily of vegetated garden with sparse introduced shrubs, and three individual trees. Areas of urban land were present throughout the Site, comprising gravel access and concrete paved walkways.
- Three ponds were identified within 250m of the Site. Two ponds were assessed using the Habitat Suitability Index (HSI) method and returned poor suitability scores, largely due to the presence of fish and limited surrounding terrestrial habitat. The Site itself provided limited suitable habitat for great crested newts (GCN). While the Site lies within an amber GCN risk zone and records occur within the wider landscape, the likelihood of GCN using the Site is considered low. A GCN district level licence is therefore not considered necessary, although precautionary working methods are recommended.
- B1 was assessed as likely supporting an occasional roost of individual pipistrelle sp. bats, with several potential access points identified beneath roof tiles and flashing, but none near the chimney. Three bat droppings were recorded within the roof void, suggesting occasional opportunistic use of the structure by bats most likely during the summer months. However, the proposed works to this building are limited in scope and will only involve removal of the chimney but will not affect the wider roof structure. Works are advised to proceed under Reasonable Avoidance Measures (RAMs). Careful dismantling of the chimney under ecological supervision at a suitable time of year is therefore recommended as a precautionary measure. B2 was assessed as having negligible potential to support roosting bats.

- The Site also provided moderate potential for nesting birds, and low potential for mammals such as badgers and hedgehogs to pass through the Site.
- Avoidance and mitigation measures are outlined in Section 4 of this report. These include ecological supervision during chimney removal, nesting bird timing restrictions, precautionary vegetation clearance and sensitive lighting design.
- Proportionate biodiversity enhancements are also recommended in Section 4, including installation of bird and bat boxes and wildlife-friendly planting.

CONTENTS

1	Introduction	6
1.1	Aims	6
1.2	Site Location	6
1.3	Planning and Legislative Context	7
2	Methodology	8
2.1	Personnel	8
2.2	Data Search	8
2.3	Survey Date and Conditions	8
2.4	UK Hab Field Survey	9
2.5	Great Crested Newt Habitat Suitability Index (HSI) Assessment	10
2.6	Preliminary Roost Assessment	11
2.7	Survey Limitations	13
2.8	Evaluation of Constraints and Opportunities	13
3	Results	14
3.1	Designated Sites	14
3.2	Habitats	14
3.3	Species	20
4	Discussion and Recommendations	33
4.1	Proposed Development	33
4.2	Habitats	33
4.3	Species	33
4.4	Summary of Further Surveys Required	35
4.5	Mitigation Requirements	35

4.6	Compensation and Enhancement Requirements	37
5	References	38
6	Appendices.....	40
	APPENDIX A – Legislation and Planning Policy	40
	APPENDIX B – Baseline Habitats Map.....	44

1 INTRODUCTION

Croft Ecology was commissioned by Mr Richard Hooper to undertake a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of Cadeby Hall, Main Street, Cadeby, Leicestershire, CV13 0AX (central grid reference: SK 42450 02549) in relation to proposed extensions of the existing building and the removal of a chimney.

1.1 Aims

The aims of this report are to:

- identify key ecological features (habitats, species, ecosystems) within the Site;
- identify the potential for/evidence of bats and birds within the Site;
- identify any further surveys that may be required to fully understand the likely impact on a given ecological feature;
- identify the likelihood of great crested newts using the Site;
- identify any mitigation measures or licensing likely required; and
- identify any opportunities for biodiversity enhancements.

1.2 Site Location

The land within the red line boundary of Figure 1 below is hereafter referred to as the 'Site'.

The Site was located on Main Street, Cadeby a residential property and grounds at the northern end of a small area of residential houses within the village of Cadeby. The grounds of Cadeby Hall is host to wooded areas, lines of trees, and open garden space. Field margins and hedgerows also provide connectivity between the Site and pockets of woodland in the wider landscape.

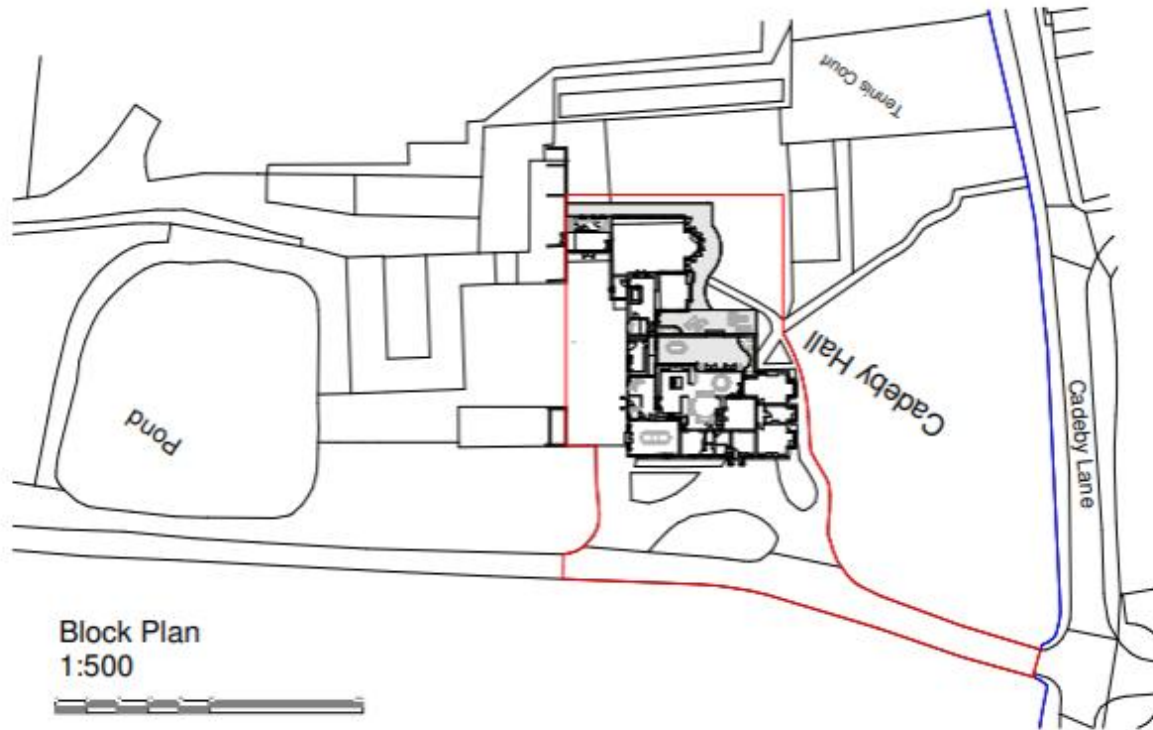


Figure 1. Site boundary (Location & Block Plan by Hayward Architects, dated September 2025)

1.3 Planning and Legislative Context

Both UK legislation together with national and local planning policies provide varying levels of protection to sites of ecological interest and species of conservation concern. Where relevant, this report takes into account the afforded protection for specific habitats and species likely to be found on the Site.

Further information on wildlife legislation and planning policy is provided in Appendix A.

2 METHODOLOGY

2.1 Personnel

The PEA survey and reporting were undertaken by Dom Riley ACIEEM, Consultant Ecologist at Croft Ecology. Dom has worked in ecological consultancy for over 3 years, has undertaken numerous PEAs, and protected species surveys and has prepared many reports detailing the results of the survey work. Reports include protected species survey reports, method statements, Biodiversity Net Gain assessments, and Preliminary Ecological Appraisals.

The PRA survey and technical review were undertaken by Anna Scott-Swift MCIEEM, Director of Ecology at Croft Ecology. Anna has over 20 years of experience working in the field of ecology and has undertaken and reviewed dozens of Preliminary Ecological Appraisals, Ecological Impact Assessments and Preliminary Roost Assessments. Anna also holds protected species survey licences for bats (2015-12592-CLS-CLS), great crested newts (2015-17871-CLS-CLS), and barn owls (CL29/00392). Anna also led the PRA survey, with Dom accompanying her.

2.2 Data Search

The Government's website MAGIC (www.magic.gov.uk) was accessed on 07 January 2026 to conduct an initial search for the presence of designated sites, priority habitats, protected species mitigation licences issued within 1km of the Site, and to assess whether the Site was located within a SSSI impact risk zone. Leicestershire & Rutland Environmental Records Centre (LRERC) were also contacted for details on statutory and non-statutory sites as well as protected, notable and invasive species records within a 1km radius of the Site boundary. Additionally, aerial photography was viewed to assess habitat connectivity around the Site's locale, which may be important to ecological features present on Site and for the consideration of suitable ecological enhancements.

2.3 Survey Date and Conditions

The Site was visited on 07 January 2026 and included all land within the red line boundary (see Figure 1) together with a brief assessment of those habitats bordering the Site. Weather conditions at the time of survey were sunny with a gentle breeze, cloud cover of 20% and an air temperature of 3°C.

An additional visit was made to Site on 03 March 2026 following the addition of crawl boards to the roof void of B1 to enable access to the close vicinity of the chimney proposed to be removed. Weather conditions at the time of survey were overcast with a gentle breeze, cloud cover of 80% and an air temperature of 9°C.

2.4 UK Hab Field Survey

A UK Hab¹ Field Survey was undertaken in accordance with the methodology described within v2.0 documentation (2023) and was used as the basis for subsequent assessment in line with the standards and methods described within the Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018) and Guidelines for Ecological Report Writing (CIEEM, 2017).

A fine-scale minimum mapping unit (of 25m² or 5m) was deemed appropriate for use at the Site given its relatively small scale, consequently only habitats with an area of 25m² or greater, or linear features 5m in length or greater, were mapped.

The UK Hab uses primary codes whereby habitats are categorised by an increasingly detailed hierarchy until a match is discovered. Secondary codes describe environmental factors that provide additional information such as management regime, hydrology or similar. In this case, each habitat was assigned a Primary Code¹ at the Level 4 hierarchy and secondary codes were applied where these could provide greater context (UK Hab Ltd, 2023).

During the field survey, all habitats within the Site were thoroughly observed, described, and mapped. A DAFOR abundance (D = dominant, A = abundant, F = frequent, O = occasional, R = rare) was assigned to each botanical species identified in each habitat and nomenclature followed Stace (Stace, 2019).

The UK Hab field survey was extended to identify any protected or priority species per CIEEM's Guidelines for Preliminary Ecological Appraisal (2017). A thorough search was conducted to detect the presence, or potential presence, of notable and protected species, including

¹ The UKHab System comprises a five-level Primary Habitat Hierarchy and a list of Secondary Codes, the latter is sub-divided into Essential codes and Additional codes (UKHab Ltd, 2023).

breeding birds, badger *Meles meles*, bats, reptiles and amphibians, notable mammals, invertebrates and any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

2.5 Great Crested Newt Habitat Suitability Index (HSI) Assessment

The Habitat Suitability Index (HSI) assessment is a widely accepted method to determine if a pond is suitable for great crested newts and helps determine if additional investigation is necessary. It is calculated as the mean of ten numerical or categorical environmental variables. The methods used to measure each variable are provided within ARG advice note 5 (2010). The ten factors are scored for a pond, in the field and from map work. The HSI assessment focuses on the pond and is based on ten criteria for 'suitability', namely: geographic location, pond area, frequency of drying, water quality, perimeter shading, waterfowl presence, fish presence, pond density within 1 km, terrestrial habitat quality and macrophyte cover.

There were three ponds within 250m of the Site (Figure 2). Of these, two were located in the grounds of Cadeby Hall and were subject to a HSI assessment in accordance with the methodology listed in ARG advice note 5 (2010) with the suitability of the pond classified as per Table 1 below. The third could not be accessed or seen from public land.

Table 1: Scale of Pond Suitability

HSI Score	Pond Suitability
< 0.50	Poor
0.50 – 0.59	Below Average
0.60 – 0.69	Average*
0.70 – 0.79	Good*
> 0.80	Excellent*

**Pond typically requires further survey*

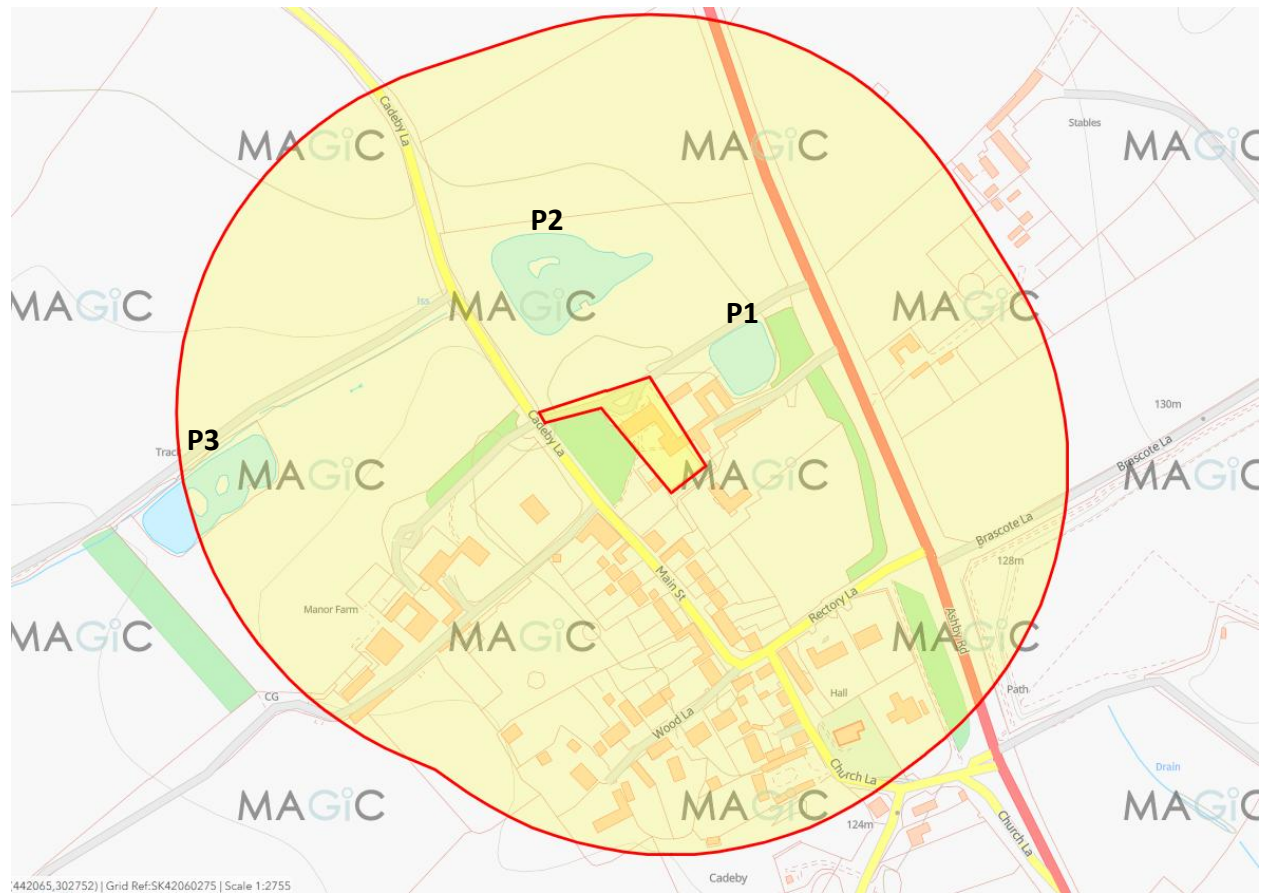


Figure 2. Ponds within 250m of the Site (250m buffer shown by the red circle)

2.6 Preliminary Roost Assessment

A Preliminary Roost Assessment (PRA) was undertaken in accordance with the methodology described within the Bat Survey Guidelines 4th edition (Collins, 2023). This included a daytime inspection of the buildings comprising both an external and internal check to assess the construction of the building and whether there were any potential bat access points or roosting opportunities. It also included an assessment for any evidence of bats (internally or externally) such as droppings, staining or scratching around access/egress points, any individuals, or any audible 'chattering' (more typical in maternity colonies).

A high-powered LED torch was used together with 8 x 42 binoculars, where necessary, with a dental mirror available for searching in difficult-to-reach places and a Rigid SeeSnake endoscope CA-350.

The descriptions in the table below were used in assessing the roosting potential of the buildings.

Table 2. Assessment of bat roosting potential²

Roosting potential	Description
None	A complete absence of crevices/suitable shelter at all levels above ground and underground.
Negligible	No obvious features on site likely to be used by roosting bats BUT a small degree of uncertainty remains for opportunistic bats to make use of unsuitable features on occasion.
Low	The structure has one or more potential roost site that could be used by individual roosting bats BUT conditions within the structure and the habitat surrounding the Site are sub-optimal, hence the Site is unlikely to be used as a maternity roost.
Moderate	The structure has a small number of potential roost sites that could be used by small numbers of roosting bats and more than one bat species BUT conditions within the structure suggest and/or the habitat surrounding the Site indicate that a maternity or roost is unlikely.
High	The structure has many potential roost sites that could be used by a maternity roost or hibernation roost of bats, with additional roosts of other bat species likely to be present.

² Based on Table 4.1 in the BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, J. 2023).

2.7 Survey Limitations

No limitations were experienced during the PEA survey.

During the inspection of the roof void of B1, some areas were inaccessible due to clutter, excess insulation and lack of safe footing. An additional site visit was undertaken which allowed access to the areas of the proposed works.

All other areas of the Site were readily accessed with no limitations to the survey.

The PEA survey was completed in January. It should be noted that winter is a sub-optimal time of year for botanical surveys to be conducted. However, given the limited number of habitats and their extents on the Site, and that several species were identifiable to accurately determine habitat type, this is not considered to pose a constraint to this report.

2.8 Evaluation of Constraints and Opportunities

All potential ecological constraints to the development were identified. In the context of the Mitigation Hierarchy³, consideration was then given as to how any significant effects could be avoided, minimised or mitigated. Following this, appropriate compensation and enhancement measures were outlined. Where additional surveys are required to better understand the likely presence of, and hence impact of the proposed development on, a given ecological feature, these are detailed in Section 4. Lastly, opportunities for enhancements and biodiversity net gain have been provided.

³ *“The overarching aims of ecological work used to inform the planning process are to minimize harm and to maximize benefits for biodiversity resulting from development. The generally accepted way of doing this, now embedded within the planning system, is to follow the “mitigation hierarchy”. This seeks as a preference to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures.” Biodiversity: Code of practice for planning and development (BS 42020:2013)*

3 RESULTS

3.1 Designated Sites

There were no statutory designated sites within 1km of the Site.

Whilst the Site boundary was within a Site of Special Scientific Interest (SSSI) impact risk zone for Ashby Canal, this SSSI was some 4.5km from the Site, with the town of Market Bosworth in between. The nature of the proposals did not meet any of the criteria that would warrant any further investigation.

There were 19 non-statutory Sites within 1km of the Site, including Local Wildlife Sites (LWS) of potential, candidate and historic status. Of these, 12 were over 500m from the Site boundary and not impacted by the works. The remaining sites within 500m included three species rich hedgerows lining Cadeby Road, and Ashby Road, two ponds located northwest and southwest of the Site, Cadeby churchyard 200m south of the Site, and a large grassland field northeast of the Site.

Due to the small-scale and localised nature of the proposed development, it is not anticipated to have an impact on designated sites, therefore they are not considered further in this report.

Deciduous woodland priority habitats as seen on the MAGIC layer were located directly east of the Site, within the Cadeby Hall grounds and along Ashby Road. However, the proposed works are not considered to affect these areas.

3.2 Habitats

The Site comprised a residential property and parts of its grounds. The south of the Site consisted primarily of vegetated garden with sparse introduced shrubs, and three individual trees. Areas of urban land were present throughout the Site, comprising gravel access and concrete paved walkways.

A UK Hab Baseline Habitats Map of the Site can be found in Appendix B.

3.2.1 Buildings

The building within the Site is a residential dwelling of solid brick construction. The building was interconnected throughout the Site and had been split into segments due to its characteristics

and for ease. Segments B1 and B2 are to be affected by the works, with B3 and B4 unaffected by the current proposals. The buildings primarily had gabled roofs, with B1, B2, and B4 being single storey and B3 comprising two storeys. B2 had a flat roof, whilst B3 had recently refurbished roof tiles, B1 comprising clay tiles, and B4 comprising glass windows and roof.

Further description of the buildings affected by the proposals and their potential to be used by protected and notable species are considered separately in the 'Species' Section below.



Photo 1. Existing residential building (B3) which is unaffected by current proposals



Photo 2. Existing residential building (B4) in the south unaffected by current proposals

3.2.2 Vegetated garden

The south of the Site was primarily vegetated garden, fragmented by access paths. The garden was well managed with a low sward height, indicating a regular mowing regime. Introduced shrubs were present in areas of the garden at the edges. Botanical species present within the garden included dominant perennial rye-grass *Lolium perenne*, occasional white clover *Trifolium repens*, rare broad-leaved dock *Rumex obtusifolius*, and bulbous buttercup *Ranunculus bulbosus*. A small patch of vegetated garden was also present at the north of the Site surrounded by the access drive comprising of the same species and characteristics.



Photo 3: Vegetated garden in the south of the Site.

3.2.3 Artificial unvegetated, unsealed surface

The access drive to the north, and courtyard to the east consisted of unvegetated unsealed surface. This comprised loose gravel and shingle and had no encroaching vegetation recorded.



Photo 4: Gravel/Shingle driveway to the north of the Site.

3.2.4 Individual trees

Three individual trees were present in the southeast of the Site, within the garden area. All three trees were sycamore *Acer pseudoplatanus* with vegetation beneath their canopy, cavities present and recorded as mature. The trees will be unaffected by the current proposals.



Photo 5 and Photo 6: Three sycamore trees located within the southeast of the Site.

3.2.5 Developed land; sealed surface

The areas surrounding the existing building and throughout the garden, used for access, consisted of developed, sealed surfaces. These were primarily concrete paving, with minor encroachment of weeds and moss through cracks.



Photo 7: Sealed surface concrete paving within the garden to the south.

3.3 Species

3.3.1 Amphibians

The data search returned 21 records for great crested newt (GCN). These were all situated east of Ashby Road and were from 2014 and 2017. The closest record was 390m northeast of the Site. The data search also returned 4 records for smooth newt *Lissotriton vulgaris* within 1km of the Site, with the closest record situated 530m east of the Site, dated 2014.

There were no European Protected Species (EPS) licences for GCN within 1 km of the Site. However, two records were shown by the GCN class survey licence returns layer or GCN pond surveys 2017-2019 layer on the MAGIC website. These were located 360m northeast and 950m east of the Site, separated by the Ashby Road.

There were three ponds located within 250m of the Site (Figure 2). Details of these, and their Habitat Suitability Index Assessments, are shown in Table 3 and 4.

Table 3: Details of ponds within 250m of the Site

Pond Number	Location	Description
1	45m west of Site	Amenity bordered pond adjacent to the driveway, with an abundance of fish and occasional waterfowl species. An island was present within the centre of the pond, with trees lining the north and east.
2	60m north of Site	Amenity bordered pond, with an abundance of fish and occasional waterfowl species. An island was present within the centre of the pond. The pond was within a well-managed garden area with low sward length.
3	200m west	No access available



Photo 8: Pond 1



Photo 9: Pond 2

Habitat Suitability Index Assessments were conducted on P1 and P2 to assess their suitability for supporting great crested newts, and in turn, to assess the likelihood of newts being present within the Site. P3 could not be accessed due to its location on private land. The results are provided in Table 4 below.

Table 4. HSI results from P1, and P2

Pond Number	P1	P1	P2	P2
Location	Area A	1	Area A	1
Pond Area	1300sqm	0.9	>2000sqm	0.8
Pond Permanence	Never dries	0.9	Never dries	0.9
Water Quality	Moderate	0.67	Moderate	0.67
Shade	0-60%	1	0-60%	1
Waterfowl Effect	Minor	0.67	Minor	0.67
Fish Presence	Major	0.01	Major	0.01
Pond Density	Over 12	1	Over 12	1
Terrestrial Habitat	Poor	0.33	Poor	0.33
Macrophyte Cover	20%	0.5	20%	0.5
HSI Score	P1	0.48	P2	0.45
Pond Suitability	P1	Poor	P2	Poor

The Site offered limited terrestrial habitat within the Site boundary that was suitable for use by great crested newts, with low sward lawn and limited opportunities for foraging or shelter. The remaining areas of the Site were urban with limited cracks and crevices for GCN to use as shelter.

The Site is situated within an amber risk zone under the Natural England GCN risk zone maps. Amber zones contain main population centres for GCN, which is likely linked to the records on the east of Ashby Road.

It is possible that common amphibians, such as common frog, common toad, and smooth newt could be present on Site, as there are records within 1km of the Site. There was very limited habitat for foraging, shelter and hibernacula for these species on Site, and both P1 and P2 returned a poor HSI score indicating that the ponds are not highly suitable for GCN and use of these ponds is unlikely for breeding, mainly due to the heavy fish presence in both ponds. Overall, the Site has **low** potential for GCN and common amphibians.

3.3.2 Badger

The data search returned 16 records for badger within 1km of the Site. The closest record of a sett was 683m east of the Site, dated 2019. No evidence of badger was recorded on Site. The Site did not offer suitable foraging or sett building habitat for badgers. However, due to the high volume of records within 1km and good connectivity to the surrounding landscape, it is likely that badgers may pass through the Site on occasion. Overall, the Site offered **low** potential for foraging and commuting badgers.

3.3.3 Bats

The desk study returned 30 bat records within 1km of the Site. Of these there were 18 records of common pipistrelle *Pipistrellus pipistrellus*, 9 soprano pipistrelle *Pipistrellus pygmaeus*, 1 brown long-eared (BLE) record *Plecotus auritus*, 1 noctule record *Nyctalus noctule*, and 1 unidentified bat species. The closest record for a roost was a suspected BLE roost, within the residential area just 135m west of the Site, dated 2012. The majority of these records were from car transect surveys, with records along Ashby Road, Cadeby Lane, and Bosworth Lane.

There were no European Protected Species licences for bats on the MAGIC website within 1km of the Site.

Some potential roosting features were noted in the trees on Site, with cavities recorded, albeit these are to be retained in the proposals. The cavities were as a result of previous pruning of limbs, leaving cavities suitable for individual bats to roost (PRF-I) and were present on the northern limb around 4m high on the most northerly sycamore tree in the southeast of the Site. The potential of the buildings on Site to support roosting bats is provided below.

The habitats within the bounds of the Proposed Development included vegetated garden, individual trees, and urban areas which offered limited foraging and commuting opportunities for bats. Areas surrounding the Site included likely roosting opportunities within many mature trees bordering the Site and patches of woodland within the close vicinity and trees in the residential properties beyond (as confirmed by the data search results). Therefore, the presence of bats in the local area and on Site is considered likely. Overall, the Site offers **low-moderate** potential for commuting and foraging bats.



Photo 10. Potential roosting feature on a sycamore tree in the southeast of the Site.

3.3.4 Preliminary roost assessment survey – buildings

B1 was a two-storey occupied dwelling constructed of solid brickwork with a gabled roof clad in clay tiles. The building did not feature soffits, fascias, bargeboards or brick corbelling. Potential bat access points were identified externally around lifted or slightly gapped ridge tiles, within the tile slopes and beneath sections of lead flashing. These features provided potential access to crevice spaces between the roof tiles and the roof lining, beneath ridge tiles and under lead flashing where bats could potentially roost. No external evidence of bats was recorded during the survey, or any access points on the chimney or in the immediate vicinity of it.

Internal access was available to the roof void. The roof void was approximately 2m in height and constructed with a timber purlin and rafter roof frame. The roof lining consisted of bitumen felt, with the western elevation having newer plastic felt while the eastern elevation was more worn, with several areas appearing torn or degraded. Insulation was present both over and between the ceiling joists to a depth of approximately 200mm. The void contained a moderate level of clutter including pipes, insulation, wiring and cobwebbing, with dense cobwebbing noted around the chimney area. The chimney was not in use, so no heat spill into the roof void was present, leaving a slightly drafty feel from the various access points within the void.

Three small bat droppings were recorded within the roof void on the first visit, with four identified on the second visit, with the nearest dropping 1m south of the chimney. All droppings were greying and disintegrated quickly when manipulated, indicating they were not fresh. The size and shape of the droppings were characteristic of pipistrelle sp. and they were recorded on top of the insulation directly below a rafter and partway down the roof slope. Additional faunal evidence included mouse and rat droppings as well as nibbled acorn remains.

The building was assessed as having moderate potential to support roosting bats due to the presence of access points around the roof covering and limited evidence of bat use within the roof void. Presence of a small number of droppings indicates likely use of the building as an occasional day roost for individual pipistrelle bats with bats anticipated to be roosting between the tiles and the lining but not within or immediately adjacent to the chimney.



Photo 11. B1, with the chimney affected by the works circled in red.



Photo 12. Various access points at the tile ridge, lead flashing and raised tiles



Photo 13. Crawl space of B1, with chimney at the rear.



Photo 14. Heavily cobwebbed area directly adjacent to the chimney.



Photo 15. Bat droppings located within the void of B1.

B2 comprised a single-storey brick outbuilding attached to the main dwelling, with a flat roof construction. The external walls were constructed of brick, and the roof was finished with a flat roof covering. No soffits, bargeboards or other features providing crevice access were present. The building appeared well sealed with no visible gaps, lifted materials or other features that would allow bats to access the structure.

Internal inspection confirmed the building had a fully sealed plasterboard ceiling and no accessible roof void above. As such, there were no opportunities for bats to access the roof structure or roost within the building fabric. No evidence of bats or other protected species was identified during the survey of this building.

Due to the absence of access points, crevices or roof void space, B2 is considered to have negligible potential to support roosting bats.



Photo 16. B2, constructed of brick with a flat roof

3.3.5 Birds

The desk study returned records of 20 bird species within 1km of the Site. Bird records associated with the Site and with potential to be found include red-listed bird species such as swift *Apus apus*, song thrush *Turdus philomelos*, linnet *Linaria cannabina*, yellowhammer *Emberiza citrinella*, and redwing *Turdus iliacus*, the latter occurring as a winter visitor. Amber-listed species include swallow *Hirundo rustica*, dunnoek *Prunella modularis*, bullfinch *Pyrrhula pyrrhula*, and starling *Sturnus vulgaris*.

The individual trees and buildings offered some nesting and foraging opportunities for nesting birds. No evidence of nesting birds was recorded at the time of the survey. The immediate surroundings of the Site also included many mature trees and residential buildings, increasing the chance of nearby birds. Overall, the Site is considered to have **moderate** potential for nesting birds.

3.3.6 Reptiles

The data search returned no records for reptiles within 1km of the Site. The Site offered limited opportunities for basking and foraging, mainly due to the lack of ecotone between habitats and regularly mowed garden area. The Site is also surrounded to the east and west by roads, further fragmenting potential habitat to the Site. Overall, the Site offers negligible potential for reptiles.

3.3.7 Invertebrates

The data search returned three records for invertebrates with two records for harlequin ladybirds *Harmonia axyridis* within 200m of the Site, and one record for small heath *Coenonympha pamphilus*.

The Site was considered to have limited habitats suitable for a diverse range of invertebrates, mainly due to the lack and absence of semi-natural vegetation, deadwood and diverse grassland. As a result, the Site is considered to have **low** potential for invertebrates.

3.3.8 Other species

Two records of hedgehog *Erinaceus europaeus* were returned by the data search, both situated along Ashby Road, with the most recent in 2023. Four records for brown hare *Lepus europaeus* were found within 1km of the Site, all situated east or south of the Site, within the farmland or along Ashby Road.

The vegetated garden was considered to provide limited shelter or foraging habitat for hedgehog and hare, although given the Site's connectivity to more suitable habitats wider afield it was considered likely hedgehogs may pass through the Site on occasion. Overall the Site has **low** potential for hedgehog and **negligible** potential for hare.

3.3.9 Invasive species

The data search returned two records for invasive species. These were for wall cotoneaster *Cotoneaster horizontalis*, located 257m south of the Site, and Japanese knotweed *Reynoutria japonica*, situated 760m east of the Site within Cadeby quarry.

No evidence of invasive species were recorded within the Site.

4 DISCUSSION AND RECOMMENDATIONS

4.1 Proposed Development

The proposed development involves extensions to the existing residential building (B2) and the removal of an existing chimney from the main dwelling (B1). The works will be largely confined to the footprint of the existing building and immediate surrounding hardstanding and garden areas.

The proposals are localised and small in scale, and the majority of the wider garden and surrounding woodland and individual trees within the Cadeby Hall grounds will remain unaffected.

4.2 Habitats

The Site comprised predominantly managed amenity garden, sealed surfaces and gravel driveway. These habitats are of low ecological value due to their managed nature and limited structural diversity.

The proposed works are largely confined to the existing building footprint and therefore will not result in the loss of significant habitats. The individual trees located within the southeast of the Site will be retained and will continue to provide habitat connectivity within the wider landscape provided they are protected during works and are not illuminated at night during or post-construction.

Any retained trees should be protected during construction works in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction, to avoid accidental damage or soil compaction within root protection areas.

4.3 Species

4.3.1 *Amphibians*

The Site lies within an amber risk zone for great crested newts and records of the species occur within the wider landscape. However, the Site itself provided limited terrestrial habitat suitable for amphibians due to the predominance of short-mown garden and hardstanding and limited sheltering options.

Two ponds within 250m of the Site were assessed and returned poor HSI scores, primarily due to the presence of fish and limited suitable habitat. As such, these ponds are unlikely to support breeding great crested newts.

Given the limited habitat on Site and the poor suitability of nearby ponds, the likelihood of GCN using the Site is considered low. A GCN district level licence is therefore not deemed necessary. However, precautionary working methods should be implemented during Site clearance to minimise the risk of harm to amphibians

4.3.2 Bats

B1 was assessed as having moderate potential to support roosting bats due to the presence of access points around ridge tiles, roof tiles and lead flashing. A small number of bat droppings were recorded within the roof void during the inspection, suggesting occasional opportunistic use by bats, albeit these droppings were not recorded next to the chimney. The limited quantity of droppings and their distribution within the void indicate that the structure may be used intermittently by individual bats, most likely during the summer months. However, the proposed works to this building will be limited in scope and only involve the removal of the chimney and will not affect the wider roof structure.

While further surveys would typically be recommended where roof works are proposed, the limited evidence recorded suggests only occasional use of the void by opportunistic bats and the likelihood of a significant roost being present is considered low.

Given the small scale of the proposed works and the lack of roosting evidence, the removal of the chimney and temporary disturbance of the immediately adjacent tiles can be managed via **Reasonable Avoidance Measures (RAMs)**. Restricting works to periods when bats are unlikely to be present will mitigate the risk of **disturbance, harm, or injury** as described below.

Individual bats are likely to be roosting between the tiles and the lining, but there was no evidence of this immediately adjacent to the chimney. As bats are protected from disturbance as well as harm and injury, and their places of shelter are protected from damage or destruction, it is reasonable and proportionate to consider with such a small scale of works whether the works can be conducted via RAMs. The proposed removal of the chimney could be undertaken when bats are unlikely to be present (to avoid disturbance, harm or injury) and with works limited to the chimney stack and temporary disturbance of a row of tiles bordering it (where no evidence of roosting was taking place), any damage or destruction of a roost could also be avoided. The removal of the chimney stack is not anticipated to remove any bat access points nor impact any bat roosting locations as the remainder of the roof, the gaps under tiles, and the lining will remain in place. As the chimney was not in use, its removal will not have an impact on the heat source within the nearby roosting area. As a precautionary measure, the chimney should therefore be carefully dismantled by hand in the presence of a bat-licensed and

experienced ecologist during the period September–April inclusive, when bats are least likely to be present, but during suitable weather conditions for active bats.

The surrounding trees and garden habitats may also be used by bats for commuting and foraging. Any external lighting installed as part of the development should therefore avoid illuminating nearby trees and vegetated areas.

4.3.3 *Birds*

The buildings and trees on Site provided moderate potential for nesting birds, although no such evidence was recorded during the surveys.

Vegetation clearance and any building works affecting potential nesting locations should ideally be undertaken outside the bird nesting season (March–August inclusive). If works must take place during this period, a nesting bird check by a competent person should be undertaken within 24 hours prior to works commencing.

If an active nest is identified, works in that area must cease until nesting has completed.

4.3.4 *Other mammals*

Although no evidence of badger or hedgehog was recorded during the survey, these species may occasionally pass through the Site due to suitable habitats within the surrounding landscape. Sensitive working practices should therefore be adopted during construction to avoid harm to mammals. This includes covering excavations overnight or providing a means of escape.

4.4 Summary of Further Surveys Required

- No further surveys are required.

4.5 Mitigation Requirements

- The chimney should be carefully dismantled by hand during the period September to April inclusive, when bats are least likely to be present in B1 but during weather conditions that are suitable for bats to be active. Dismantling should be undertaken under the supervision of a suitably qualified and bat-licensed ecologist to prevent any accidental damage or destruction of potential roosting sites and minimise the risk of disturbance to bats. If evidence of bats (individuals or droppings) are discovered during the supervision works, then works must cease as further survey effort would be

required to inform a bat mitigation licence from Natural England which must be in place before works can recommence.

- Any stored materials should be raised off the ground on pallets, or stored on areas of hardstanding, to prevent GCN or other amphibians sheltering beneath. Should a great crested newt be encountered during works, all activity must cease immediately, and advice sought from a suitably qualified ecologist. Should any non-European protected species, including small mammals and common amphibians, be discovered on Site during works, these should be carefully moved from the construction area, unharmed, to an area of cover to be left undisturbed by the work.
- To ensure no harm to animals (such as badgers or hedgehogs) moving through the Site, any trenches left open overnight will have a scaffold plank or similar placed in them to provide a means of escape for any trapped animal. Likewise, any open pipes with a diameter of 300mm or greater should be temporarily sealed overnight to prevent any trapped animals.
- No night-time work is anticipated. Any lighting to be installed as part of the scheme should use warm white LEDs $\leq 2700\text{K}$ to reduce the blue light component. Lighting should avoid roost or nest entrances, if present, including potential roosting features on the individual trees within the south of the Site.
- The garden should be maintained in its current short sward condition (under 150mm) prior to works commencing to prevent it becoming suitable for amphibians (including GCN). If it is allowed to become more established, precautionary vegetation clearance measures may be required involving staged strimming to approximately 150 mm followed by a second cut to ground level after 24–48 hours, undertaken during suitable weather conditions to allow any amphibians to disperse naturally.
- Retained trees must be protected from accidental damage and compaction within their root protection areas in accordance with BS 5837: 2012.
- Vegetation clearance and demolition of the affected areas of the building should ideally be undertaken outside the typical bird nesting season of March-August. If this is not possible, such works during March-August must be preceded by a nesting bird check (within 24 hours) by a competent person to ensure no nesting is taking place. If there is evidence of nesting birds, work cannot proceed until nest-building and chick-rearing is complete or until an ecologist is able to advise on a suitable buffer distance to allow work in other areas of the Site.

4.6 Compensation and Enhancement Requirements

- Inclusion of integrated bat boxes on the building should be considered, to provide enhanced roosting opportunities for bats. Boxes should be installed on a southwest and southeast aspect, at least at eaves height, and away from artificial light sources. Further details on box type and location should be discussed and agreed with the architect and ecologist.
- Bird boxes should be incorporated within or attached to the building, to provide replacement nesting opportunities for birds. The boxes should be installed between the north and east aspect, at least at eaves height. Further details on box type and location should be discussed and agreed with the architect and ecologist.
- Landscape proposals should include the provision of native species or those with a known value to wildlife, as far as possible. This could include species to attract pollinators and other invertebrates, which in turn would provide increased foraging opportunities for protected or notable species with the potential to be present on the Site, such as bats.

5 REFERENCES

ARG UK (2010) *ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index*. Amphibian and Reptile Groups of the United Kingdom.

Bat Conservation Trust (2024) *The National Bat Monitoring Programme Annual Report 2023*. Bat Conservation Trust, London. Available at www.bats.org.uk/our-work/national-bat-monitoring-programme/reports/nbmp-annual-report.

British Standard (2012). *BS 5837:2012: Trees in relation to design, demolition and construction. Recommendations*.

British Standard (2013). *BS 42020:2013: Biodiversity. Code of practice for planning and development*.

CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal, 2nd Edition*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2017) *Guidelines for Ecological Report Writing, 2nd Edition*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Chartered Institute of Ecology and Environmental Management, Winchester.

Collins, J. (ed). (2023). *Bat Surveys for Professional Ecologists– Good Practice Guidelines (4th edition)*. Bat Conservation Trust, London.

DEFRA (2020) Magic Map Application. Available from:
<http://magic.defra.gov.uk/MagicMap.aspx> [Accessed: 07 January 2026]

Department for Levelling Up, Housing and Communities (2024). *National Planning Policy Framework*. Department for Levelling Up, Housing and Communities, London.

Institute of Lighting Professionals. (2023). *Guidance Note 08/23 Bats and artificial lighting at night*. ILP, Warwickshire.

Leicestershire and Rutland Environmental Records Centre.
<https://www.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-and-rutland-environmental-records-centre-lrerc> [Data search returned on: 18 December 2025]

Stace (2019) *New Flora of the British Isles (4th Edition)*. C&M Floristics, Middlewood Green.

UKHab Ltd (2023) <https://www.ukhab.org/>

Wembridge D, White I, Freegard K, Al-Fulaji N. & Langton S. (2023) *The State of Britain's Dormice 2023*. PTES, London.

6 APPENDICES

APPENDIX A – Legislation and Planning Policy

Summary

Habitats and species receive various levels of protection under UK legislation and national and local planning policies. Those that are potentially relevant to the Site are listed below Note: Although summaries are provided, it is recommended to seek the full legal or policy wording separately for more information.

- The Wildlife and Countryside Act 1981 (as amended)
- The Environmental Protection Act 1990
- The Protection of Badgers Act 1992
- The Hedgerow Regulations 1997
- The Countryside and Rights of Way (CROW) Act 2000
- The Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- The Environment Act 2021
- National Planning Policy Framework (NPPF) revised in 2024
- Hinckley and Bosworth Borough Council Local Plan – Policy NAT08 - Enhancing Biodiversity and Habitat Connectivity

UK Legislation

In Britain, the Wildlife and Countryside Act 1981⁴ serves as the main tool for safeguarding wildlife. Part 1 of the Wildlife and Countryside Act (WCA) deals with the protection of wildlife, including birds, animals, and plants. The Schedules that hold the most significance in terms of planning are Schedule 1, which protects bird species, Schedule 5, which protects other animal species, and Schedule 8, which protects plant species. Schedule 9 lists species of plants and

⁴ Wildlife and Countryside Act 1981

animals that are not native to Great Britain but have established themselves in the wild, posing a threat to the natural fauna and flora.

Additionally, the Conservation of Habitats and Species Regulations 2017⁵ incorporates the EEC Council Directive 92/43/EEC, also known as the Habitats Directive, into UK legislation. This directive safeguards habitats and species of conservation concern throughout Europe, including those found in the UK.

Planning Policy

The National Planning Policy Framework (NPPF) outlines the Government's planning policies for England and how local planning authorities should incorporate them into their own policies and plans. Chapter 15 of the NPPF contains several policies aimed at enhancing the natural environment. The updated NPPF 2024 has a policy on biodiversity net gain that mandates development to improve biodiversity by achieving measurable gains.

Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) have to deliver at least 10% biodiversity net gain post-development.

Designated Sites

In the UK, there are different types of statutory sites which are classified under various categories. These categories include Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR) which are established under national legislation. Special Areas of Conservation (SAC) and Special Protection Areas (SPA) (for birds) are designated protected areas under the Conservation of Habitats and Species Regulations 2017 (as amended). Ramsar sites should be treated within the planning system in the same way as SACs and SPAs. Meanwhile, Local Nature Reserves (LNR) are sites that are protected, and designated, only at the local level.

The NPPF refers to non-statutory sites as Local Wildlife Sites (LWS). Although they do not have a formal level of protection, they are commonly included in local planning policies and therefore receive some level of protection at the local level.

⁵ [The Conservation of Habitats and Species Regulations 2017](#)

Priority Habitats and Species

Section 41 (s41) of the Natural Environment and Rural Communities Act 2006 requires the Secretary of State to publish a list of habitats and species of principal importance in England. These are known as Section 41 priority habitats and species and are considered to be most under threat or declining in the UK. The list is reviewed every six years.

There are currently 56 habitats on the list and 943 species from plants and fungi to invertebrates and mammals.

Protected Species

Bats and Great Crested Newt

All British bat species (Rhinolophidae and Vespertilionidae) and great crested newts *Triturus cristatus* are legally protected in the UK under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are fully protected under Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). The latter piece of legislation resulted in them being known as “European protected species”. This means that it is illegal to deliberately take, injure, or kill the animal; to intentionally or recklessly disturb the animal whilst they are in a 'place used for shelter or protection' or damage or destroy a breeding or resting place (even when the animal is not present). It is also illegal to intentionally or recklessly obstruct access to a place of shelter or protection; or to possess, control, sell, or transport live or dead individuals or their body parts. If you cannot avoid disturbing these species or damaging their habitats, you may apply to Natural England for a licence to carry out such works under the close supervision of a licensed ecologist.

Common Amphibians

Common frog *Rana temporaria*, common toad *Bufo bufo*, smooth *Lissotriton vulgaris* and palmate newts *Lissotriton helveticus* are protected from sale only under Section 9(5) of the Wildlife and Countryside Act 1981 (as amended).

Common Reptiles

Grass snake *Natrix helvetica*, common lizard *Zootoca vivipara*, adder *Vipera berus* and slow-worm *Anguis fragilis* are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) but only part of sub-section 9(1) and all of sub-section 9(5) apply. These species are protected against killing, injury and sale.

Birds

In the UK, the law protects all wild bird species, as well as their eggs and nests, under the Wildlife and Countryside Act 1981 (as amended). Intentionally harming or taking wild birds, damaging or destroying their nests while in use or under construction, taking or destroying their eggs, or possessing, controlling, or transporting live or dead wild birds is considered an offence. Some birds (such as barn owl *Tyto alba*, kingfisher *Alcedo atthis*, and peregrine falcon *Falco peregrinus* amongst others) receive additional protection under Schedule 1, Part 1 of this Act and are protected by special penalties at all times. For these bird species, it is also an offence to disturb them while they are nesting, building a nest, near a nest with their young, or disturbing their dependent young.

Badger

The Protection of Badgers Act 1992 safeguards badgers *Meles meles* and their setts. It is illegal to deliberately harm badgers by capturing, killing, or injuring them, or by damaging, destroying, or blocking access to their setts. Disturbing badgers in their setts, treating them cruelly, intentionally sending a dog into a sett, and baiting or digging for badgers are also prohibited.

Invasive Species

The Wildlife and Countryside Act 1981 (as amended) Schedule 9 Part 2 provides controls on the release of non-native species into the environment, i.e., those considered to be invasive if they survive, thrive and spread rapidly within the environment. This prohibits the planting of such species or causing them to grow in the wild (plants), or the release/allowing to escape into the wild (animals).

APPENDIX B – Baseline Habitats Map

