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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Rowden House Farm, Lindley, Nuneaton, Hinckley And Bosworth, Leicestershire, CV13 6BP

Client:

Daren Burchell

Survey date:

19th September 2025

Project:

This report is prepared to inform a planning application with Hinkley and Bosworth Borough Council. The proposal is described as:

A self-build dwelling.

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

Site Location and Context

The survey site is centred on National Grid Reference SP 3696 6940 and has an area of approximately 0.29ha.
The site comprises part of a equestrian paddock, with a stable block (B1). It is situated within a quiet rural area of Lindley, Leicestershire. The site is bounded by an area of deciduous woodland to the north, which separates the site from a car racing course. Aerial imagery shows the local landscape to have a rural character with agricultural fields including pasture and cropland and pockets of woodland. The A5 splits the landscape 1.2km south of the site.

Survey Details

The site survey was undertaken by Victoria Walters BSc (Hons) MSc Consultant Ecologist FISC 3 (Natural England Protected Species Licence Numbers: [Bats] (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS).

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19-09-2025	19	65	30	8	None

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

There were no specific limitations to the survey.

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings **(***UKHab codes used)*	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006. Notable habitats are present within 2km. **On-site habitat descriptions** **u1b** – Developed land/sealed surface There is an area of concrete hard standing surrounding the stable. **u1c-** Artificial unvegetated, unsealed surface The access road and yard area of the stable block comprises a loose artificial substrate. **u1b5** – Buildings There is a stable on site, comprising timber and metal. This building is described further under the subheading 'Bats'. **g4** – Modified grassland The site is dominated by modified grassland, maintained at a short sward (7cm) through horse grazing. Nutrient enrichment is evident through the presence of common dock (F). Species include perennial ryegrass (D), red fescue (A), hawkweed (F), common dock (F) and dandelion (R). Habitat condition assessment: A. There are 6-8 vascular plant species present per m^2. FAIL B. Sward height is varied FAIL C. Any scrub present accounts for less than 20% of the grassland PASS D. Physical damage is evident in less than 5% of the grassland PASS E. Cover of bare ground is between 1% and 10% PASS F. Cover of bracken is less than 20% PASS G. There is an absence of invasive species PASS Habitat condition score: POOR **Local notable habitats**

	Notable habitats are present within 2km: • Deciduous woodland, 10m north and 200m northwest • Open mosaic habitat, 400m northwest, • Traditional orchard, 380m southwest, • Woodpasture and parkland, 1.9km southwest
Foreseen Impacts	**On-site habitats** The proposed development will result in the loss of modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. **Notable habitats** No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to deciduous woodland 10m north, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.
Recommendations	**On-site habitats** None **Notable habitats** Best practice measures to minimise the possibility of pollution affecting the nearby ancient woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. **Biodiversity net gain** The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The site is likely exempt from requiring a Biodiversity Net Gain Assessment due to being classified as a 'Self-build planning application'.
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. **Statutory designated sites (within 2km)** There are no known statutory sites within 2km of the site. The site lies within the impact risk zone for Kendall's Meadow Site of Special Scientific Interest SSSI, 3km northeast, designated for grassland habitats. **Statutory designated sites (within 10km)** No national network sites (SAC, SPA, Ramsar) are located within 10km.

	Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Leicestershire & Rutland Environmental Records Centre.
Foreseen Impacts	**On-site designations** No impacts foreseen. **Statutory and non-statutory designated sites** No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Kendall's Meadow SSSI. The proposed development type is not listed as a possible high risk for this designation.
Recommendations	**On-site designations** None required. **Statutory and non-statutory designated sites** None required.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.
Foreseen Impacts	N/A
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey Findings	The habitats present on-site, including grassland, likely provides common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
Foreseen Impacts	A small amount of grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.

Recommendations	No further surveys. **Suggested biodiversity enhancements** The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.
Bats	
Summary of Survey Findings	**EPSL data** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site. There are no Special Areas of Conservation designated for bats within 10km of the site. **Foraging and commuting habitat** Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of species-poor semi-improved grassland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the woodland adjacent to the site is mature and extends beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. **Roosting habitat** Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is one building on site (B1) which is a stable block. No trees are on site. No evidence of bats was found inside or externally on the building.

B1 Building description	***Photographs***

Summary B1 is a timber L-shaped gabled stable which comprises timber walls and a metal corrugated roof. The building well sealed, apart from stable doors which are open when occupied by horses. The stables are used regularly, and the stable undergoes regular cleaning and disturbance. The building has **Negligible habitat value**.	
T1 description	***Photographs***
Foreseen Impacts	**Roosting habitat [Buildings]** Bats are very unlikely to be roosting within this stable and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. **Roosting habitat [Trees]** No trees on site. **Foraging and commuting habitat** The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. **Artificial lighting** The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
Recommendations	**Roosting habitat [Buildings]**

	In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. **Roosting habitat [Trees]** None. **Foraging and commuting habitat** No further surveys are required. **Artificial lighting** A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements** The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
Summary of Survey Findings	**Buildings** No evidence of nesting birds was identified on or within B1, however the building is considered suitable for nesting for species such as barn swallow. **Trees and vegetation** No suitable vegetated habitat present on site for nesting birds. **Barn owls** The site does not appear to provide any suitable nesting sites for barn owls. **Overwintering birds** Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
Foreseen Impacts	**Buildings/trees**

	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. **Barn owls** None foreseen. **Overwintering birds** None foreseen.
Recommendations	**Buildings/trees** Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. **Barn owls** None required. **Overwintering birds** None required. **Suggested biodiversity enhancements** The installation of a minimum of two bird boxes on mature trees around the site boundaries or on new buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

Reptiles	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. **Habitat suitability** The dominant habitats onsite (hardstanding, gravel and modified grassland) considered unsuitable for reptiles due to the species content (common and widespread species with minimal diversity) and associated management regime, where at the time of the survey the grassland was recorded as being a relatively short sward (7cm). Tt is considered unlikely that this faunal group would be present within this habitat, however may be present in transient periods from the adjacent woodland. **Wider landscape** The adjacent sections of the woodland are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.
Foreseen Impacts	Although a small area of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.
Recommendations	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements** The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.
Amphibians	

Summary of Survey Findings

EPSL and survey data

A review of the MAGIC database returned 6 granted EPSL records for great crested newts within 2km of the site. However, the MAGIC database did not return evidence indicating the presence of great crested newts resulting from historic pond surveys. These records are detailed in the table below:

EPSL	Distance and orientation	Connectivity to site	Impacts allowed
2018-36538-EPS-MIT	160m northeast	Optimal connectivity to site	Damage to resting place
2018-38127-EPS-MIT	600m northwest	Good connectivity to site.	Damage to resting place, Destruction and damage to a breeding site.
2014-74-EPS-MIT-5	1.2km south	Not connected	Damage and destruction to a resting place
EPSM2013-5895	1.2km south	Not connected	Destruction of both breeding site and resting place.
2015-14281-EPS-MIT	1.2km south	Not connected	Damage and Destruction of both breeding site and resting place.
EPSM2013-5895	1.2km south	Not connected	Destruction of both breeding site and resting place.

Aquatic habitat suitability (including ponds within 500m)

Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of a 14 ponds within 500m; as detailed below:

Pond ID	Distance and orientation	Connected to site?
P1	60m northeast	Yes, through deciduous woodland
P2	125m northwest	Yes, through deciduous woodland
P3	150m west	Yes, through grassland
P4	155m northwest	Yes, through woodland
P5	220m southeast	Yes, through woodland and a small access road
P6	230m northwest	Yes, through woodland and a small access road

	P7	250m southeast	Disconnected via main road
	P8	280m northeast	Disconnected through buildings and hardstanding
	P9	290m northwest	Yes, through woodland and a small access road
	P10	410m south	Yes, through grassland and a small access road
	P11	400m northeast	Disconnected through buildings and hardstanding
	P12	430m northeast	Disconnected through buildings and hardstanding
	P13	460m north	Disconnected through buildings and hardstanding
	P14	460m north	Disconnected through buildings and hardstanding

A pond map showing approximate pond locations is provided in Appendix 2.

Terrestrial habitat suitability
The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians.

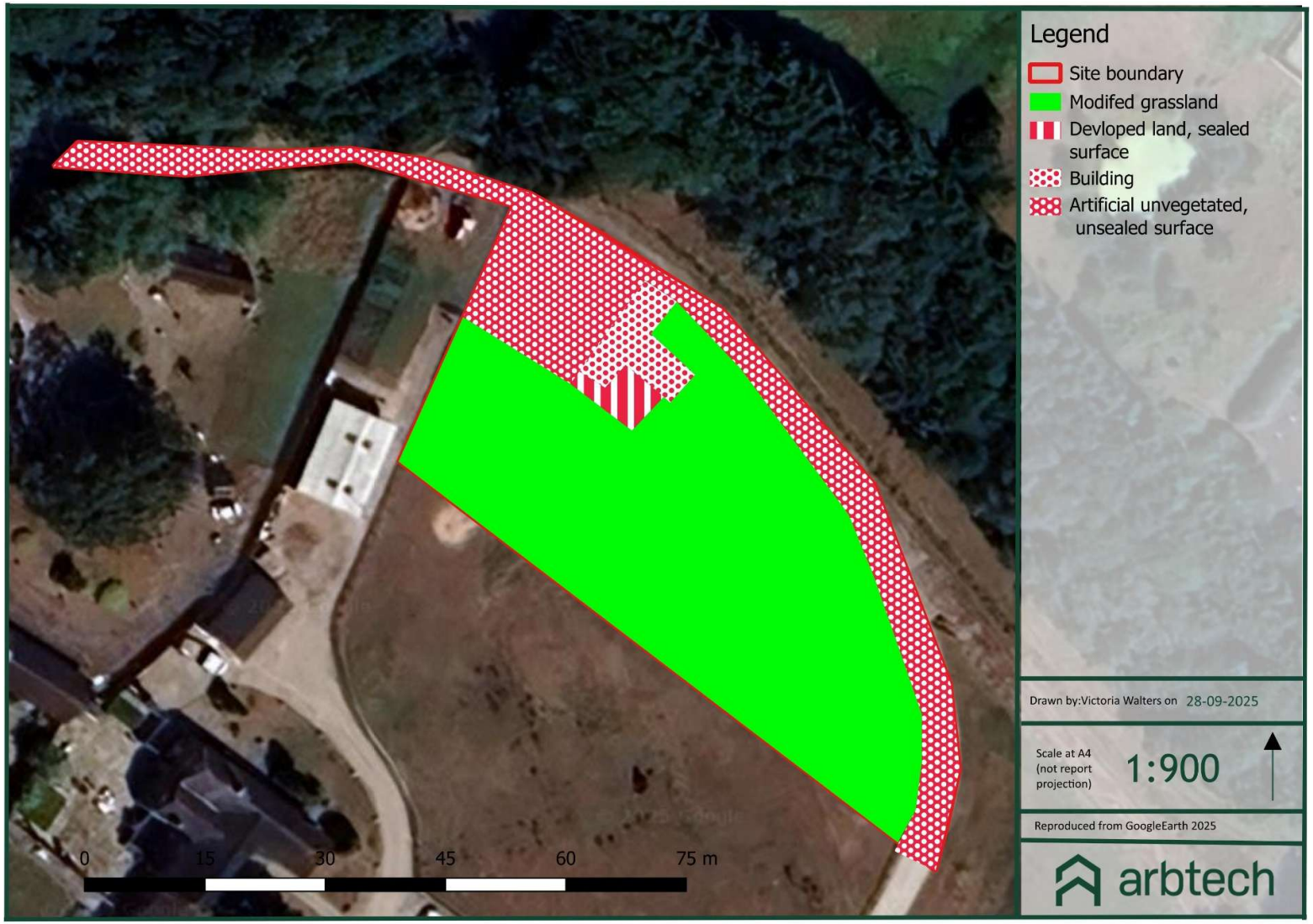
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.03ha of grassland. If great crested newts are present within the pond 60m to the northeast of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an **Amber risk score**, which states: **Offence Likely** (see F**igure 1** below).

	<table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.3</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td></td><td>Maximum:</td><td>0.3</td></tr><tr><td>Rapid risk assessment result:</td><td colspan="2">AMBER: OFFENCE LIKELY</td></tr></table> This risk assessment works on the assumption that the grassland is suitable for GCN, due to the management regime and short sward, the grassland is unsuitable for GCN.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • Grassland will be maintained at a short sward; 7cm, through continued grazing or mowing. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements** The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	

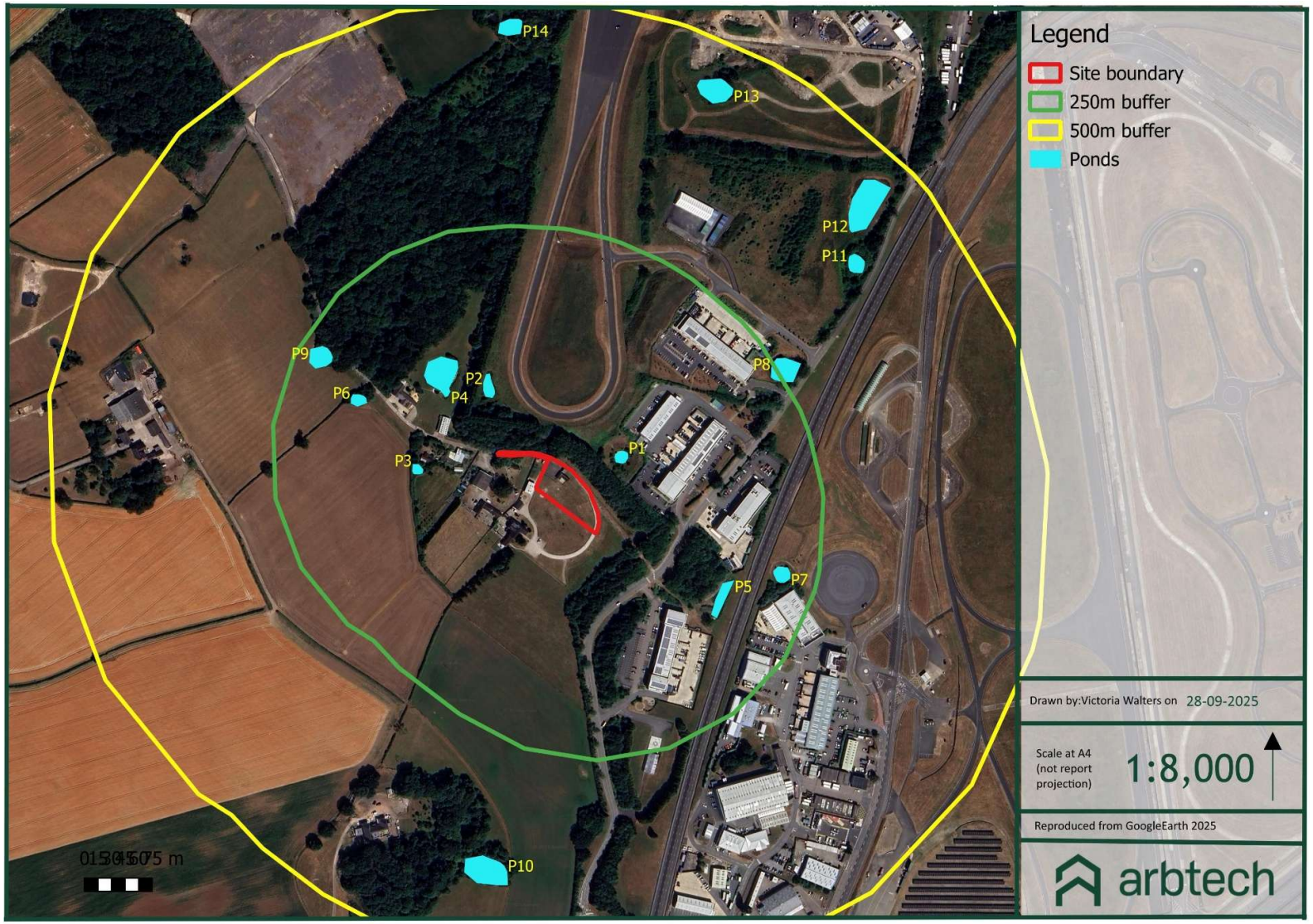
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and foraging habitat.
Foreseen Impacts	No works will be undertaken within 30m of a badger sett. Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A toolbox talk will be given to contractors regarding the possible presence of badgers at the site. • A pre-commencement inspection of the site will be undertaken for any new badger activity if works do not commence within three months. • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements** Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.
Riparian animals	
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	None required.
Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Habitat suitability**

	Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None foreseen.
Other e.g. hedgehog	
Summary of Survey Findings	The grassland onsite provides good foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.
Foreseen Impacts	Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

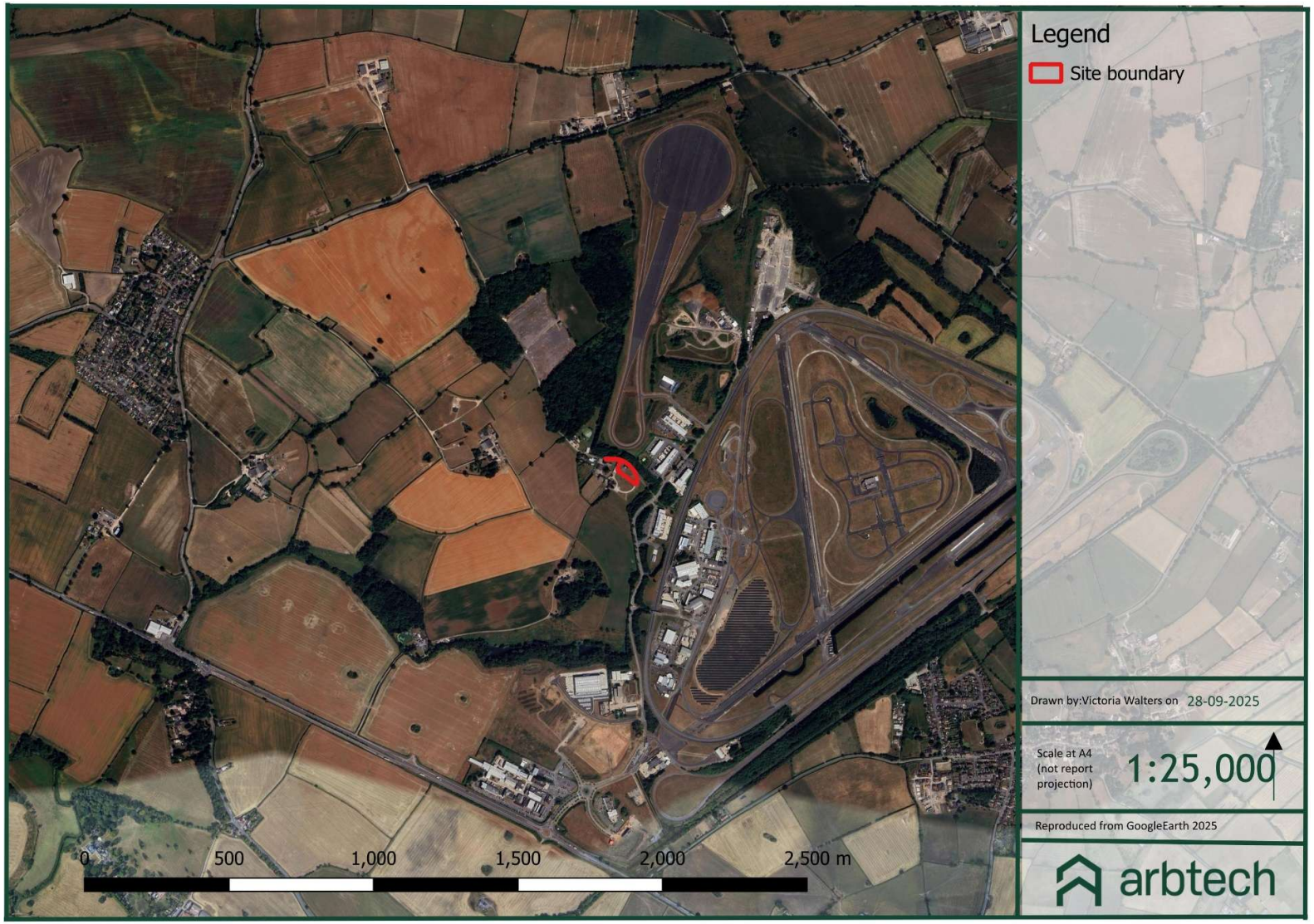
Appendix 1: Survey/Habitat map



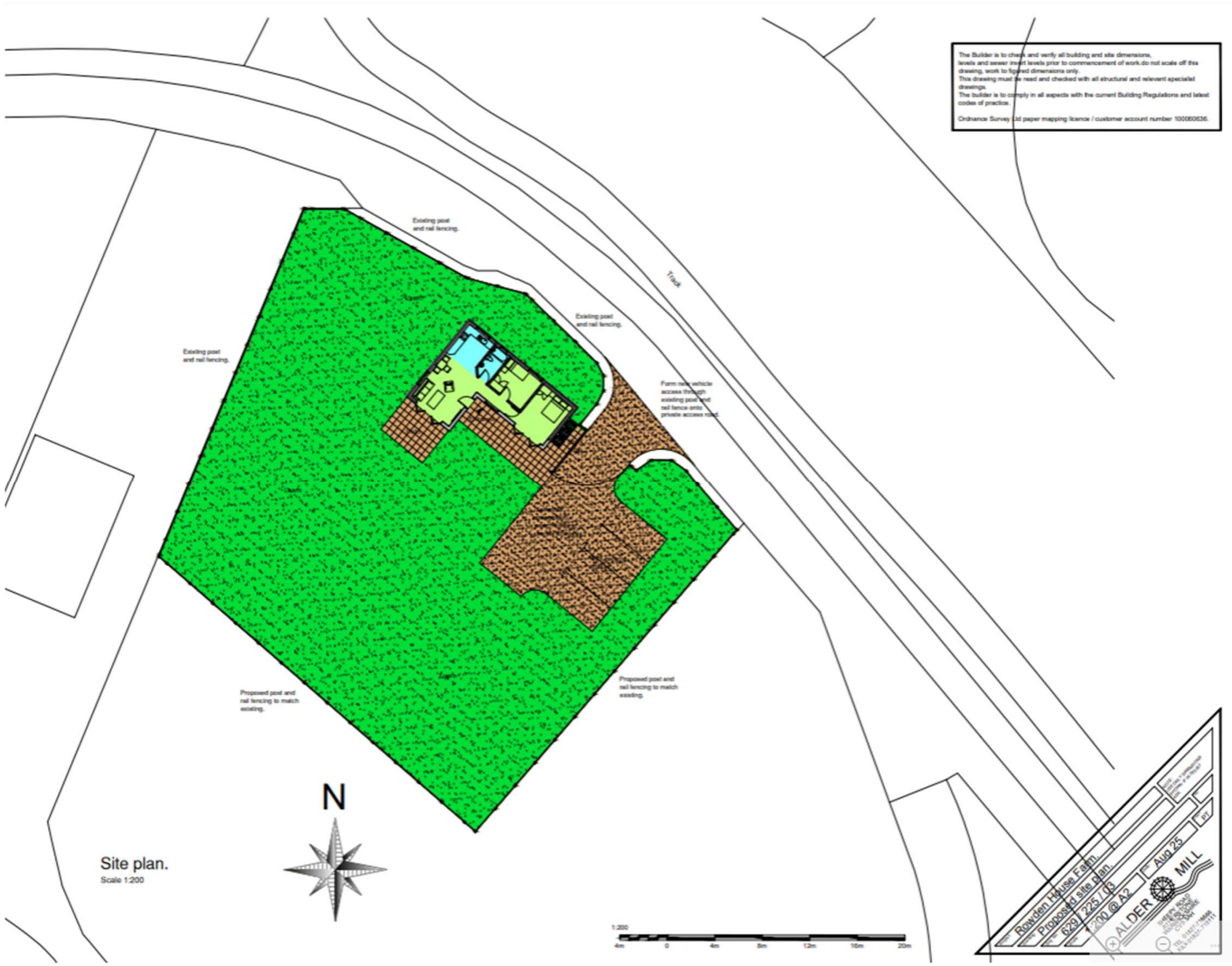
Appendix 2: Pond map



Appendix 3: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Artificial unvegetated unsealed surface	
Photograph	**Description**
	Figure 1: Loose substrate west of B1
Modified grassland	
Photograph	**Description**
	Figure 2: Pasture grass

Developed land sealed surface	
Photograph	**Description**
	Figure 3: Access road
Modified grassland	
Photograph	**Description**
	Figure 4: Pasture

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Version control			
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