



Willow Farm, Stanton under Bardon

Preliminary Ecological Appraisal and Biodiversity Net Gain Statement

March 2026

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The advice within this document has been produced in accordance with guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM).

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1.0 Executive Summary

Background
Alca Ecology were commissioned to undertake a Preliminary Ecological Appraisal (PEA), Preliminary Roost Assessment (PRA) and Biodiversity Net Gain (BNG) Assessment at a site located at Willow Farm, Leicestershire. A walkover and desk study were undertaken to assess the potential of the site to support protected or notable species.
Findings
One statutory designated site (Cliffe Hill Quarry Site of Special Scientific Interest (SSSI)) was recorded within the search area, as well as a number of candidate / potential / historic Local Wildlife Sites (LWS). No designated sites are expected to be affected by development due to the small-scale nature of proposals. The site consists of hardstanding, buildings, modified grassland, ruderal / ephemeral vegetation, bare ground, bramble, one pond and one individual tree. No significant impacts to commuting / foraging bats are expected. GCN / amphibians / reptiles are not considered to pose a constraint to development. No evidence of badger was recorded and badgers are not considered to pose a constraint to development. No other species are considered a constraint to development.
Recommendations / Enhancements
It is recommended that bat and bird boxes are used within the proposed building.

2.0 Introduction

Background / Site Context

- 2.1 Alca Ecology were commissioned to undertake a Preliminary Ecological Appraisal (PEA) at a site located at Willow Farm, Stanton under Bardon, Leicestershire (central grid ref SK 46126 09340), hereafter referred to as 'site' or 'the site'.
- 2.2 A desk study and site walkover were undertaken to categorise present habitats and to identify any potential constraints to development. A Preliminary Roost Assessment (PRA) was also undertaken of the on-site building which is to be demolished. A Biodiversity Net Gain (BNG) assessment was also carried based on the proposals. This report also includes recommendations for enhancing biodiversity.
- 2.3 The site, approximately 0.71 hectares in extent, lies to the south of Stanton under Bardon. The site consists mostly of buildings and hardstanding, with several areas of modified grassland, small areas of ruderal/ephemeral vegetation and bare ground, a pond surrounded by bramble scrub and one individual tree.
- 2.4 Proposals for the site include the demolition of existing storage shed and construction of an indoor manege.

3.0 Methods

Desk Study

- 3.1 A consultation exercise was undertaken whereby baseline ecological information from the last 20 years was collected and analysed. Details of statutory and non-statutory designated sites, granted European Protected Species (EPS) licences and nearby records of protected species were collected from the local ecological records centre (Leicestershire and Rutland Environmental Records Centre (LRERC)), Natural England (via the Multi Agency Geographic Information for the Countryside (MAGIC) website¹) and the Leicester, Leicestershire and Rutland Local Nature Recovery Strategy (LNRS) Local Habitat Map².
- 3.2 The search radius for designated sites was related to the type of site and any potential zones of influence. The following search areas were used:
- 5km from the application area for sites of International Importance (e.g. Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites);
 - 2km from the application area for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR)); and
 - 1km from the application area for statutory sites of Local Importance (e.g. Local Nature Reserves (LNR)), non-statutory sites of County or Local Importance (e.g., Local Wildlife Sites (LWS)) and species records (e.g. legally protected or otherwise notable species).
- 3.3 OS Maps and Google Earth were also used to assess the context of the local area and to determine any features of potential ecological significance, such as ponds. The Leicester, Leicestershire and Rutland Biodiversity Action Plan³ (LBAP) was also consulted.

Habitat Survey

- 3.4 A walkover of the site was undertaken on the 9th March 2026 by an experienced ecologist / botanist with a Field Identification Skills Certificate (FISC) Level 4, GCN CL08 Licence and Water Vole CL31 Licence (licence references available upon request).
- 3.5 Survey methods broadly followed the UKHab survey methodology. The purpose of the walkover was to classify present habitats and identify any Habitats of Principal Importance for the conservation of biodiversity as listed within Section 41 (S41) of Natural Environment and Rural Communities (NERC) Act 2006⁴. The abundance of species was quantified using the DAFOR

¹ <https://magic.defra.gov.uk/>

² <https://haveyoursay.leicestershire.gov.uk/local-nature-recovery-strategy-local-habitat-map>

³ Leicester, Leicestershire and Rutland Biodiversity Action Plan 2016-2026, 2nd edition: December 2016. Available at: <https://www.lrwt.org.uk/about-us/caring-wild-places/biodiversity-action-plan>

⁴ *The Natural Environment and Rural Communities Act 2006*. [Online]. London: HMSO Available at: <http://www.legislation.gov.uk/ukpga/2006/16/contents>

scale, ranging from Dominant (>75%), through Abundant (75-51%), Frequent (50-26%) and Occasional (25-11%) to Rare (10-1%).

Protected Species Assessment

- 3.6 During the walkover on the 9th March 2026, a thorough search of the site was carried out for signs of protected species in accordance with the following Acts / Regulations:
- Part 1 of the Wildlife and Countryside Act 1981 (*as amended*)⁵;
 - The Protection of Badgers Act 1992⁶;
 - The Conservation of Habitats and Species Regulations 2017 (*as amended*)⁷; and
 - The Natural Environment and Rural Communities (NERC) Act 2006 S41 Species of Principal Importance for the conservation of biodiversity.
- 3.7 Particular consideration was given to the potential presence of birds, bats, badgers *Meles meles* and amphibians. Where possible, evidence of badger was sought within 30m of the site boundary.
- 3.8 Furthermore, the site was assessed for the potential use by other fauna listed, in accordance with the following (collectively referred to herein as ‘notable species’):
- Species of Principal Importance for the conservation of biodiversity in England listed in S41 of the NERC Act 2006;
 - Red Data Book (RDB) and Red List species;
 - Birds of Conservation Concern (BoCC);
 - Species listed on any Local Biodiversity Action Plan (LBAP) initiatives; and
 - Nationally scarce/notable invertebrate species.

Preliminary Roost Assessment

- 3.9 An external and internal building assessment was carried out on each building on the 9th March 2026 by a suitably experienced ecologist. The assessment was completed considering the guidance provided in chapters 4 and 5 of the Bat Surveys for Professional Ecologists, Good Practice Guidelines, 2023⁸.

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

⁶ *The Protection of Badgers Act 1992 (as amended)*. [Online]. London: HMSO Available from: <http://www.legislation.gov.uk/ukpga/1992/51/contents>

⁷ *The Conservation of Habitats and Species Regulations 2017 – Statutory Instrument 2017 No.1012*. [Online]. London: HMSO. Available at: <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

⁸ Collins, J. (ed.) 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust.

External Assessment

- 3.10 The exterior of the building was visually assessed for potential access points and evidence of bat activity. Features such as small gaps under barge / soffit / fascia boards, raised or missing ridge tiles and gaps at gable ends were sought, as these have potential to be used as access points. In addition, structural features were noted that could provide suitable hibernation potential. Evidence that bats actively used potential access points includes staining within gaps and bat droppings or urine staining. A note was made wherever these were present. Where they could be safely accessed, crevices were inspected for the presence of bats or their signs using torches, mirrors and endoscopes.

Internal Assessment

- 3.11 The interior of the building, was also visually assessed to identify potential or actual bat access points and roosting places and for evidence of current or past bat roosts. Definitive evidence of a bat roost was determined by the presence of:
- Dead or live bat(s); and/or
 - Droppings.
- 3.12 Other less definitive signs were also sought as indicators of potential roosting bats, these included:
- Urine staining;
 - Fur-oil staining;
 - Feeding remains such as moth wing fragments;
 - Audible calls;
 - Bat-fly (Nycteribiid) pupal cases; or
 - Odour.
- 3.13 The absence of any of the above evidence was not considered to be definitive evidence that no roosts were present as bats may leave no visible sign of their presence particularly where they occupy inaccessible or hidden spaces within a building.
- 3.14 Subsequently, the buildings (or where relevant, sections of) were categorised according to their suitability to support roosting bats and whether they provide classic or non-classic hibernation potential or not. These were classified according to the features present within the buildings (see Table 1).

Potential Bat Roosting Suitability

- 3.15 Following the internal and external assessment, the buildings were assigned a category according to its roosting suitability which is based on Tables 4.1 and 7.1 of the BCT Guidelines. This potential suitability is used to indicate the likely requirements for any further surveys to determine the presence or absence of roosting bats.

Table 1: Building Bat Roost Habitat Classifications (Based on Tables 4.1 And 7.1 BCT Guidelines)

Roost Suitability	Description of Roosting Habitats	Further Survey Requirements to Provide Confidence in the Likely Absence of Roosting Bats Within a Structure
None	No habitat features on site that are likely to be used by bats at any time of the year.	No further surveys or consideration of roosting bats is required.
Negligible	No obvious habitat features are present that are likely to be used by roosting bats, but features may be present where a bat could theoretically roost but it is considered very unlikely.	No further surveys are required, but some vigilance may be required if the feature is impacted.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or classic hibernation roost).	Up to one single dusk emergence survey undertaken between May and August. (requirement is based on professional judgment). Precautionary method statement if works are to be undertaken during the winter period (where non-classic hibernation potential exits).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Two separate dusk emergence surveys undertaken between May and September and at least one between May and August and spread at least 3 weeks apart. Precautionary method statement if works are to be undertaken during the winter period (where non classic hibernation potential exits).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support High conservation status roosts such as those used for maternity or hibernation (classic site).	Three separate dusk emergence surveys undertaken between May and September and at least two between May and August and spread at least 3 weeks apart. Where classic hibernation potential is present hibernation surveys should be undertaken during the winter period.
A classic hibernation site is considered to provide stable climatic conditions including temperature humidity, and light level such as, but not exclusively limited to underground structures which are subject to low levels of disturbance or species-specific habitual requirements such as where brown long-eared bats often use the same roosts for maternity and hibernation purposes. A non-classic hibernation site is a location which does conform to the criteria above but could be used by individual hibernating bats. It usually not possible to identify non-classic hibernation sites through surveys work.		

Limitations

- 3.16 The botanical survey was undertaken outside the optimal botanical survey season, however the species lists obtained were considered sufficient information to determine broad habitat types.

4.0 Results

Desk Study

- 4.1 No designated sites were recorded within the site boundary. One site of statutory significance was recorded within the search area, which was designated for geological interest.
- 4.2 Six candidate Local Wildlife Sites (cLWS) and one potential LWS (pLWS) were recorded, as well as seven historic LWS. The nearest cLWS was approximately 350m east of the development area (Thornton, The Partings plantation pond). Details of non-statutory designated sites are provided in Appendix 5 and shown in Figure 1.
- 4.3 Priority Habitat Inventory features recorded within 1km of the site include:
- 5 areas of Deciduous Woodland (nearest of which was c. 650m south of site); and
 - 1 area of Lowland Fen (c. 980m west of site).
- 4.4 The site also lies within a SSSI Impact Risk Zone (IRZ).

Table 2: Designated Sites Recorded Within the Search Area

Site Name / Designation	Approx. Distance from Proposed Site	Summary
Cliffe Hill Quarry SSSI	1.77km NE	Designated for geological interest

Protected Species

- 4.5 No records of protected or notable species were returned from within the site boundary.
- 4.6 Three European Protected Species Licences (EPSL) were recorded within the search area. These included licences for the destruction of:
- Common pipistrelle *Pipistrellus pipistrellus* roost (2019 – c. 990m east)
 - Soprano pipistrelle *Pipistrellus pygmaeus* / Brown long-eared *Pleotus auritus* roost (2012 – c. 1,200m south)
 - Common pipistrelle roost (2011 – c. 1,680m south)
- 4.7 Details of protected species records are provided in Table 3 and indicatively shown in Figure 1.

Table 3: Species Records Returned from Within the Search Area.

Species	No. of Records	Approx. Location of Closest Record / Most Recent Year	Description
Brown long-eared bat <i>Plecotus auritus</i>	25	500m NE / 2023	7 roosts
Common pipistrelle <i>Pipistrellus pipistrellus</i>	59	500m NE / 2023	7 roosts
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	93	500m N / 2020	-
Daubenton's bat <i>Myotis daubentonii</i>	4	1,640m SE / 2021	One roost
Leisler's bat <i>Nyctalus leisleri</i>	11	500m NE / 2020	-
Nathusius's pipistrelle <i>Pipistrellus nathusii</i>	3	1,610m NE / 2020	-
Natterer's bat <i>Myotis natterii</i>	2	1,440m NW / 2021	One roost
Noctule <i>Nyctalus noctula</i>	21	500m N / 2020	-
Brandt's bat <i>Myotis brandtii</i>	1	1,440m NE / 2020	-
Serotine <i>Eptesicus serotinus</i>	3	1,610m NE / 2020	-
Unidentified bat species	11	1.070m E / 2020	Four roosts
Unidentified Myotis species	16	500m N / 2020	-
Unidentified Nyctalus species	10	1,000m S / 2020	-
Unidentified Pipistrellus species	23	1.035m E / 2020	-
Badger <i>Meles meles</i>	5	290m E / 2024	Two setts
Great crested newt <i>Triturus cristatus</i>	7	970m N / 2019	Breeding ponds
Smooth newt <i>Lissotriton vulgaris</i>	3	925m N / 2019	-
Common frog <i>Rana temporaria</i>	4	930m N / 2019	-
Common toad <i>Bufo bufo</i>	3	800m N / 2023	-
Hobby <i>Falco subbuteo</i>	2	915m SE / 2017	-
Fieldfare <i>Turdus pilaris</i>	5	580m E / 2021	-
Redwing <i>Turdus iliacus</i>	7	800m S / 2021	-
Bluebell <i>Hyacinthoides non-scripta</i>	5	380m N / 2024	-

Field Study

- 4.8 The site lies in a rural setting south of the village of Stanton under Bardon, with the surrounding area consisting mostly of pastoral farmland.
- 4.9 The site which is to be developed consists of hardstanding, one building, a small area of modified grassland, ruderal / ephemeral vegetation and a small area of bare ground. Two small damson *Prunus domestica* subsp. *insititia* trees were present but were too small (DBH <7.5cm) to be counted within the BNG metric.
- 4.10 Habitats present within the wider area include a single pond, bramble scrub, modified grassland, one individual tree and artificial unvegetated; unsealed surface habitats.

Habitats – Development Area

- 4.11 The majority of the site will be untouched by proposals. The below section details the habitats present within the area that will be impacted.

Bare Ground

- 4.12 One area of bare ground is located within the centre of the site which was used as a chicken run. This area had been foraged to the point that little to no vegetation grew, and appeared more as just bare soil. This area contained two very small damson trees (DBH <7.5cm)
- 4.13 This area was assessed as being in poor condition.

Ruderal / Ephemeral Vegetation

- 4.14 The area north and west of building B1 supported low-growing vegetation with a low species diversity. This area is likely sprayed with poison at regular intervals hence the low growth. This area was dominated by moss and spear thistle *Cirsium vulgare*, with occasional instances of perennial ryegrass *Lolium perenne* and rare instances of nettle *Urtica dioica*, cock's foot *Dactylis glomerata*, common field speedwell *Veronica persica* and dandelion *Taraxacum* agg.

Buildings / Hardstanding

- 4.15 One storage building is present within the site. The entrance to the site and the area around the building is formed of concrete / hardstanding.

Habitats – Wider Site

Pond

- 4.16 A single pond (P1) was present in the north of the site which formed a runoff from the farmyard. This pond appeared to have a low water level, though was almost completely covered with common duckweed *Lemna minor*.
- 4.17 The pond was assessed as being in poor condition.

Bramble Scrub

- 4.18 Dense bramble *Rubus fruticosus* agg. surrounded pond P1.
- 4.19 The condition assessment for this habitat type is set to N/A.

Modified Grassland

- 4.20 Modified grassland ran along the site's driveway. A small section was also present to the rear of the development area. These areas were regularly mown and contained a low species diversity. These areas were dominated by perennial ryegrass, with occasional instances of ground ivy *Glechoma hederacea* and Yorkshire fog *Holcus lanatus*, and rare instances of dandelion, creeping thistle *Cirsium arvense*, hogweed *Heracleum sphondylium*, cleavers *Galium aparine*, cow parsley *Anthriscus sylvestris*, germander speedwell *Veronica chamaedrys*, lesser celandine *Ficaria verna* and daisy *Bellis perennis*.
- 4.21 These areas contained less than 6 species per m² and were therefore assessed as being in poor condition.

Individual Tree

- 4.22 A single small crack willow *Salix fragilis* was present in the east of the site.
- 4.23 This tree was assessed as being in good condition.

Artificial Unvegetated; Unsealed Surface

- 4.24 A horse manege lies in the east of the site which was formed of a rubber material.
- 4.25 The condition assessment for this habitat type is set to N/A.

Protected Species*Bats*

- 4.26 The habitats present within the development area provide limited foraging and commuting habitat for bats in the local area, and it is considered highly unlikely the site itself forms a significant resource for local bats.
- 4.27 The wider site as a whole likely does support foraging, commuting and potentially roosting bats, however these areas will not be impacted so are not assessed further.
- 4.28 No trees were recorded within the site boundary that had the potential to support roosting bats.
- 4.29 The roost potential of the building is detailed in the below PRA section.

Great Crested Newt (GCN) Triturus cristatus / Amphibians

- 4.30 Seven records of GCN presence were recorded within 1km of the site, the closest of which was approximately 970m north of the site.

- 4.31 One pond is present on-site, and another is located within 250m of the site (shown in Figure 2). P1 is in the north of the site and forms a runoff / swale for the farmyard. This pond appeared heavily polluted within runoff and was almost completely covered with common duckweed. A Habitat Suitability Index (HSI) assessment was undertaken, yielding a score of 0.43 (poor suitability).
- 4.32 P2 is a field pond approximately 215m to the south. The HSI score for this pond was 0.87 (excellent suitability). HSI results are shown in Appendix 3 and ponds are shown in Figures 1 and 2.
- 4.33 No habitats within the site are considered to support suitable foraging / commuting / hibernating habitat for GCN / amphibians.

Badger

- 4.34 Five badger records were returned from around the site.
- 4.35 No badger setts or evidence of badger was recorded during the survey. The site provides very limited foraging / commuting habitat for badger.

Reptiles

- 4.36 No reptile records were returned from within the search area.
- 4.37 The site holds negligible reptile habitat and therefore reptiles are not assessed further.

Birds

- 4.38 The building provided some bird nesting habitat, however no nests were observed. It also contained some suitable perches, though no evidence of barn owl *Tyto alba* was recorded during the survey.

Water Vole / Otter

- 4.39 No suitable riparian mammal habitat lies within the site or close to the site. Riparian mammals are therefore not assessed further.

Other Species

- 4.40 While the development area may have some occasional foraging potential for hedgehog *Erinaceus europaeus*, it is considered highly unlikely this area forms a significant habitat for this species. Invertebrate usage of the site is considered to be negligible.

Preliminary Roost Assessment (PRA)

Building B1

- 4.41 Building B1 was a storage shed with single-skin timber walls and single-skin corrugated metal pitched roof. A gap ran along the central apex ridge letting in light and rain. Several skylights

were also present and gaps were present between the tops of the timber walls and metal roof along the eastern and western edges. The building was open at the southern end.

- 4.42 Aluminium soffit brackets joined the roof to the walls, which in places had gaps which were all not suitable potential roost features (PRFs) as they were too open / exposed (see Photo 3).
- 4.43 The timber walls were formed of a single layer of tightly overlapping slats which held no PRFs. A chicken house was built into the northern portion of the shed which was made of plywood. No suitable PRFs were recorded here.
- 4.44 No bats or evidence of bats were observed during the PRA. B1 offered negligible bat roost potential due to the lack of suitable PRFs.

Building B2

- 4.45 Building B2 does not lie within the red line boundary however the proposed building may abut building B2. The potentially impacted side of building B2 was formed of breezeblocks to a height of around two meters, then tightly overlapping wooden slats above this. This layer of slats sat on the top of the breezeblocks and therefore no gap was present between the wood and the breezeblock wall. No suitable PRFs were observed.
- 4.46 Building B2 was considered to support negligible potential to support roosting bats.

5.0 Biodiversity Net Gain (BNG) Statement

- 5.1 A BNG assessment using the Statutory Metric was undertaken based on most recent proposals (drawing ref 25.4618.09, David Granger Architectural Design). The small area of bare ground, some of the ruderal / ephemeral vegetation and a small section of modified grassland will be lost, as will the existing building. Proposed habitats include developed land; sealed surface (the proposed building) and seven small individual trees targeted to moderate condition. Details of baseline and proposed habitats are provided in Tables 4 and 5, respectively. Figures 3 and 4 show the baseline habitats and their condition / distinctiveness, and Figures 5 and 6 show the proposed habitats and their condition / distinctiveness. Figure 7 shows habitat retention.
- 5.2 During the desk study, no designated sites were recorded within or adjacent to the site. The habitats present within the development area are not considered Priority Habitats within Leicestershire.
- 5.3 As a Local Nature Recovery Strategy (LNRS) has been published for Leicestershire, in accordance with Statutory Guidance all baseline habitats were assigned low strategic significance ('Area/compensation not in local strategy/no local strategy').
- 5.4 Proposed habitats include urban type habitats (developed land; sealed surface) and individual trees. The site itself is not within an Area that Could Become of Importance for Biodiversity (ACB), however the surrounding pasture land is. Therefore, the proposed habitats were assigned low strategic significance.
- 5.5 No irreplaceable habitats are present within the site, and no significant habitat degradation appears to have been carried out.

Table 4: Baseline Habitat Value

Habitat Type	Area (ha)	Distinctiveness	Condition	Baseline Habitat Score
Bare ground	0.0096	Low	Poor	0.02
Ruderal/ephemeral	0.01 (of which 0.0049 retained)	Low	Poor	0.02 (of which 0.01 retained)
Pond (non-priority)	0.0045 (all retained)	Medium	Poor	0.02 (all retained)
Bramble scrub	0.0082 (all retained)	Medium	N/A	0.03 (all retained)
Artificial unvegetated; unsealed surface	0.0941 (all retained)	Very low	N/A	0
Modified grassland	0.1099 (of which 0.1087 retained)	Low	Poor	0.22 (all retained)
Developed land; sealed surface	0.4676 (of which 0.3729 retained)	Very low	N/A	0
Individual tree	0.0041 (all retained)	Medium	Good	0.05 (all retained)
Total				0.36 (of which 0.33 retained)

Table 5: Proposed Habitat Value

Habitat Type	Area (ha)	Distinctiveness	Condition	Proposed Habitat Score
Developed land; sealed surface	0.1205	Very low	N/A	0
Rural tree	0.0285	Medium	Moderate	0.09
Total				0.09

- 5.6 The assessment shows an overall gain of 0.06 habitat units (+15.41%) with trading rules satisfied. An on-site unit gain in excess of 10% is therefore readily achievable. Headline results from the site's metric are shown in Appendix 4.

6.0 Discussion / Recommendations

- 6.1 The following provides an appraisal of impacts on the site based on current proposals.

Designated Sites

- 6.2 One statutory designated site (Cliffe Hill Quarry SSSI) was recorded approximately 1.77km northeast of the site. A number of candidate, potential and historic LWS were also recorded. Due to the small-scale of the development and the distance between the site and the designated sites, no adverse impacts on designated sites are expected as a result of development.
- 6.3 The site lies within a SSSI Impact Risk Zone (IRZ), however residential development is not listed as a potential impact and therefore consultation with Natural England is not required.

Habitats

- 6.4 Proposals include the demolition of building B1 and construction of an indoor manege.
- 6.5 The only habitats to be lost will be the area of poor condition bare ground within the chicken run, some ruderal / ephemeral vegetation and two very small trees (DBH <7.5cm). The loss of these habitats is not considered to result in any adverse impacts to wildlife of the local scale.
- 6.6 The planting of seven trees will ensure the development will deliver a measurable net gain in biodiversity.

Protected Species

Bats

- 6.7 The loss of the two very small trees, area of bare ground and ruderal / ephemeral vegetation will have a negligible impact on bat foraging / commuting. As buildings B1 and B2 are of negligible potential to support roosting bats, no nocturnal surveys are required. Bats are therefore not considered to pose a statutory constraint to development.
- 6.8 The use of outdoor lighting should be avoided. Any outdoor lighting that is required should be designed to be sensitive to bats and should not light adjacent boundary habitats such as any of the on-site or off-site hedgerows / trees.
- 6.9 Ecological enhancements in the form of a single bat box are proposed (details provided below).

Badgers

- 6.10 No badger setts were recorded within the site, and it is considered unlikely that the site will be colonised by badgers by the time development commences. Badgers are therefore not considered to pose a constraint to development.

Birds

- 6.11 When nesting, all wild birds are protected under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). This includes the intentional or reckless destruction of nests / chicks from the nest-building phase through to when all chicks have fully fledged the nest. This also includes any disturbance that leads to nest desertion.
- 6.12 Although there is some small potential for birds to be nesting within building B1 or within the very small damson trees, it is considered highly unlikely. If evidence of bird nesting is noted at any point during demolition of the building or removal of the trees, works should cease and an ecologist contacted. It may then be necessary for the ecologist to conduct a nesting bird survey. If any active nests are found to be present, the nest will have to be buffered and left until all chicks have fledged.
- 6.13 Ecological enhancements in the form of bird boxes are proposed (details provided below).

Great Crested Newts (GCN) / Amphibians / Reptiles

- 6.14 Proposed works include only the demolition of building B1 and loss of a small area of bare ground and ruderal / ephemeral vegetation. As these areas have negligible suitability for GCN / amphibians / reptiles, these species are not considered to pose a constraint to the proposals.
- 6.15 In the highly unlikely event that GCN are found on-site during construction, works should cease and a GCN licenced ecologist should be contacted.

Other Species

- 6.16 The development is highly unlikely to have an impact on hedgehogs.
- 6.17 No adverse impacts are anticipated on other species such as invertebrates or fish. No other species are considered to pose a constraint to development.

Enhancements

- 6.18 It is recommended that native tree species are used within proposals, particularly native shrub / tree species. These should include a mix berry / nut bearing native shrubs such as bird cherry *Prunus padus*, rowan *Sorbus aucuparia* and silver birch *Betula pendula*.
- 6.19 Consideration should be given to the use of bat and bird boxes on the proposed building (two of each). These should include two integrated swift *Apus apus* box and single integrated bat box. Swift bricks should be placed as high as possible (at least 5m high), tightly against the eaves, orientated somewhere between north and east. Swifts are a colony-breeding species, therefore where possible several swift bricks should be placed together.
- 6.20 Bat bricks should also be placed as high as possible (at least 4m high) in a location that gets sun for part of the day (somewhere between southeast and southwest). Many integrated bat and bird boxes, including those shown below, match standard UK brick dimensions and can therefore be

easily incorporated to buildings. A range of bat boxes are available which are suitable for buildings. Two examples are shown below.

- 6.21 The above enhancements will provide enhancements to the existing biodiversity value of the site overall by providing additional roosting habitat for bats and breeding habitat for birds, as well as improving biodiversity within boundary features.



Photo 1: Vivara Pro UK Build-in WoodStone Bat Box, potential integrated bat box. Courtesy of nhbs.com



Photo 2: PRO UK Rendered Build-in Swift Box, potential integrated bird box. Courtesy of nhbs.com

Appendix 1: Site Photos



Photo 1: Hardstanding



Photo 2: Building B1 exterior



Photo 3: Open soffit voids



Photo 4: B1 interior



Photo 5: Bare ground and very small trees



Photo 6: Hardstanding drive



Photo 7: Pond P1



Photo 8: Pond P2



Photo 9: Building B2 external



Photo 10: Building B2 interior



Photo 11: Ruderal / ephemeral vegetation

Appendix 2: Statutory Condition Assessment Sheets

Bare Ground

Criteria		Pass/Fail	Justification
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Fail	No vegetation present
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Fail	No vegetation present
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ .	Pass	-
Total Passes		1	

3 passes: Good condition; 2 passes: Moderate condition; 1 pass: Poor condition

Modified Grassland

Criteria		Pass/Fail	Justification
A	6-8 species per m ²	Fail	Less than 6 species present per m ² .
B	Varied sward height	Fail	Regularly mown.
C	Scrub cover less than 20%	Pass	-
D	Physical damage in less than 5% of area	Fail	Some vehicle damage.
E	Cover of bare ground between 1% and 10%	Fail	No bare ground.
F	Cover of bracken less than 20%	Pass	-
G	Absence of invasive non-native species	Pass	-
Total		3 passes	Poor condition

6-7 passes and passes Criterion A: Good condition; 4-5 passes and passes Criterion A: Moderate condition; 3 passes or fewer OR passes 4-6 criteria but fails Criterion A

Ruderal / Ephemeral

Criteria		Pass/Fail	Justification
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Fail	Very low vegetation
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Fail	Low species diversity
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ .	Pass	-
Total Passes		1	

3 passes: Good condition; 2 passes: Moderate condition; 1 pass: Poor condition

Pond

Core Criteria - applicable to all ponds (woodland¹ and non-woodland):		Pass / Fail	Justification
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Fail	Appears polluted by farmyard runoff.
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Fail	Surrounded by some bramble then hardstanding.
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Fail	Mostly covered in duckweed.
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Pass	-
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Fail	Contains pipes to collect runoff water.
F	There is an absence of listed non-native plant and animal species ³ .	Pass	-
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Pass	-
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	Fail	No such plants.
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Pass	-
Total Passes		4	Poor Condition

9 passes: Good condition; 6-8 passes: Moderate Condition; 5 or fewer passes: Poor condition

Individual Tree

Criteria		Tree Ref	
		T1	Notes / Justification
		Pass / Fail	
A	The tree is a native species (or at least 70% within the block are native species).	Pass	Crack willow
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass	
C	The tree is mature (or more than 50% within the block are mature).	Pass	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Pass	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	
Total passes		6	

5-6 passes: Good condition; 3-4 passes: Moderate Condition; 1-2 passes: Poor condition

Appendix 3: HSI Results

SI No	SI Description	Pond P1 Score	Pond P2 Score
1	Geographic location	1	1
2	Pond area	0.1	1
3	Pond permanence	0.9	0.9
4	Water quality	0.01	1
5	Shade	1	1
6	Water fowl effect	1	0.67
7	Fish presence	1	0.67
8	Pond Density	0.9	0.9
9	Terrestrial habitat	0.33	1
10	Macrophyte cover	0.8	0.7
HSI Score		0.43	0.87

Appendix 4: Statutory Metric Headline Results

Proposed Covered Manège, Deerleap Farm, Stanton

Headline Results

Scroll down for final results

Return to results menu

On-site baseline	Area habitat units	0.36	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (including habitat retention, creation & enhancement)	Area habitat units	0.41	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.06	15.41%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	15.41%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.36	0.39	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

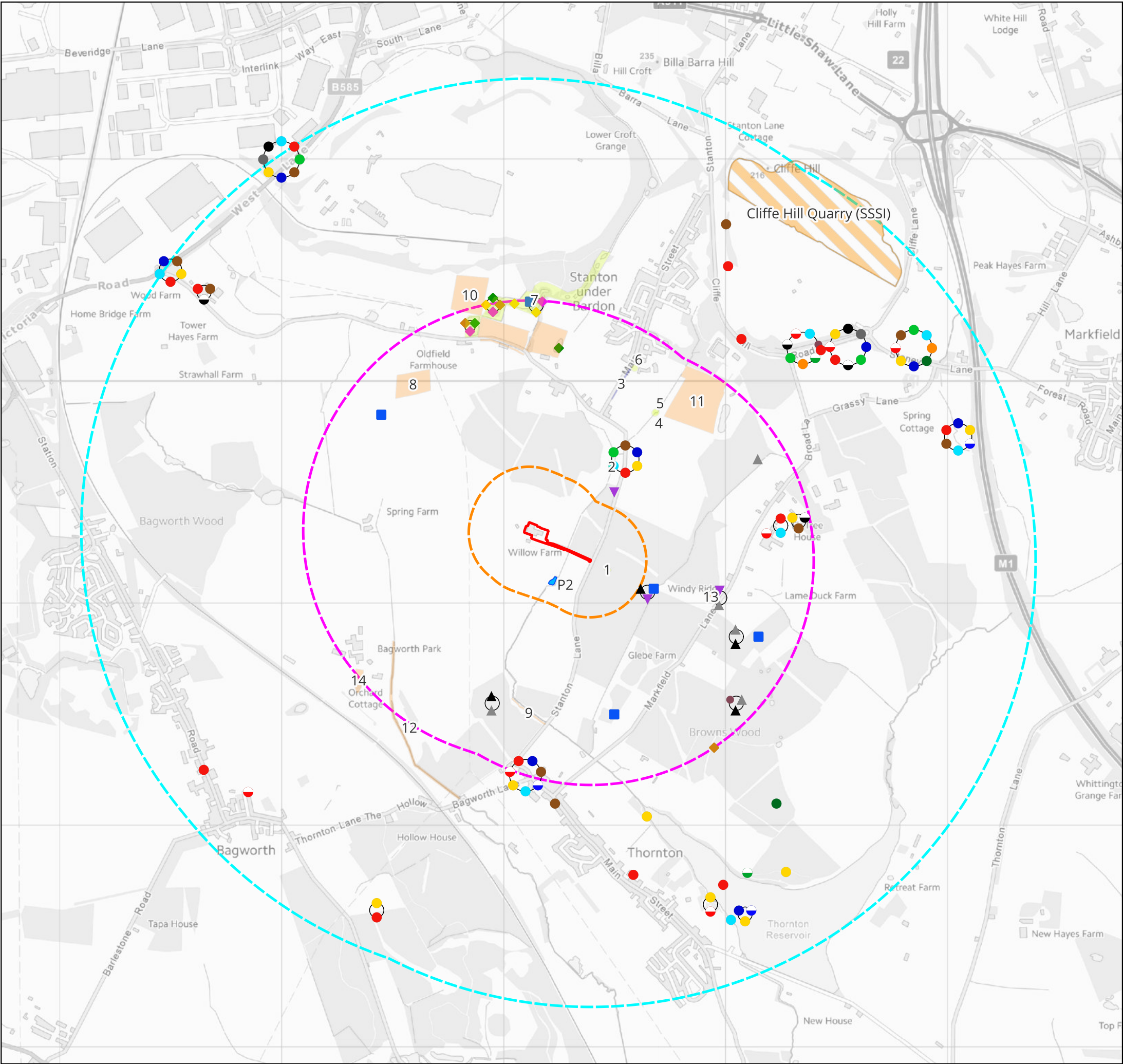
No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Appendix 5: Non-Statutory Designated Sites

Designation	Site Name	Summary	Label in Figure 1
LWS (Candidate)	Thornton, The Partings plantation pond	Small pond, a former parish-level field pond, now surrounded by recent plantation, with Potamogeton natans	1
LWS (Candidate)	Stanton under Bardon, Thornton Lane Ash	Large hedgerow Ash, 1100mm diameter, Ivy covered	2
LWS (Potential)	Stanton under Bardon, Main St hedgerow	Hedgerow	3
LWS (Candidate)	Stanton Under Bardon, Ash-2	Ash, 1200mm stem diameter	4
LWS (Candidate)	Stanton Under Bardon, Ash-1	Ash, 1200mm stem diameter	5
LWS (Candidate)	Stanton under Bardon, Ash tree by 295 Main St	Large Ash tree (T21, with TPO) of diameter 1120mm	6
LWS (Candidate)	New Cliffe Hill Quarry, lagoons to south	Series of 9 large ponds/lagoons, with Potamogeton and Typha latifolia swamp, in rough species-rich grassland and scrub	7
LWS (Potential:historic)	Semi-improved grassland	No recent survey data - not known if the site still has value	8
LWS (Potential:historic)	Hedgerow	No recent survey data - not known if the site still has value	9
LWS (Potential:historic)	Semi-improved grassland	No recent survey data - not known if the site still has value	10
LWS (Potential:historic)	Semi-improved grassland	No recent survey data - not known if the site still has value	11
LWS (Potential:historic)	Stream, south of Bagworth Park	No recent survey data - not known if the site still has value	12

LWS (Potential:historic)	Pond	No recent survey data - not known if the site still has value	13
LWS (Potential:historic)	Bagworth Park, former fishponds	No recent survey data - not known if the site still has value	14



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Key

Site Boundary

250m Buffer

1km Buffer

2km Buffer

Ponds

Site of Special Scientific Interest (SSSI)

Local Wildlife Sites

LWS (Candidate)

LWS (Potential)

Historic

Protected/Notable Species

Badger

Bat

Bluebell

Brown Long-eared Bat

Common Frog

Common Pipistrelle

Common Toad

Great Crested Newt

Leisler's Bat

Myotis Species

Noctule

Pipistrelle Species

Serotine

Smooth Newt

Soprano Pipistrelle

Whiskered Bat

Daubenton's Bat

Fieldfare

Nathusius's Pipistrelle

Redwing

Natterer's Bat

Nyctalus Species

client

Mr E Drummond

project name

Willow Farm,
Stanton under Bardon

title

Consultation Plan

title

FIGURE 1

ALCA
ecology

date

12/03/26

drawn by

BRJ

scale

1:17,500 @ A3

rev

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Key

 Site Boundary

Habitats Baseline

 Artificial unvegetated, unsealed surface

 Bare ground

 Bramble scrub

 Built linear features

 Developed land; sealed surface

 Modified grassland

 Ponds (non-priority habitat)

 Ruderal/Ephemeral

Individual Tree Baseline

 Existing small rural tree

client
Mr E Drummond

project name
Willow Farm,
Stanton under Bardon

title
Baseline Habitat Plan

title
FIGURE 2

ALCA
ecology

date
12/03/26

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1:1,100 @ A3

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Key

-  Site Boundary
-  Site Boundary

Baseline Habitat Condition

-  Poor
-  Condition Assessment N/A

Baseline Habitat Distinctiveness

-  Medium
-  Low
-  V.Low

Baseline Individual Distinctiveness

-  Medium

Baseline Individual Tree Condition

-  Good

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Mr E Drummond

project name
Willow Farm,
Stanton under Bardon

title
Baseline Habitat Condition / Distinctiveness

title
FIGURE 3

ALCA
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Key

Site Boundary

Habitats Proposed

- Artificial unvegetated,unsealed surface
- Bramble scrub
- Built linear features
- Developed land; sealed surface
- Modified grassland
- Ponds (non-priority habitat)
- Ruderal/Ephemeral

Individual Tree Proposed

- Proposed small rural tree
- Retained small rural tree



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project name
Willow Farm,
Stanton under Bardon

title
Proposed Habitats

title
FIGURE 4



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Key

Site Boundary

Proposed Habitat Condition

Poor

Condition Assessment N/A

Proposed Habitat Distinctiveness

Medium

Low

V.Low

Proposed Individual Tree Distinctiveness

Medium

Proposed Individual Tree Condition

Moderate

Good

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project name
Willow Farm,
Stanton under Bardon

title
Proposed Habitat Condition / Distinctiveness

title
FIGURE 5

ALCA
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-





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Key

Site Boundary

Habitat Retention

Retained

Lost

Individual Tree Retention

Created

Retained



client
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project name
Willow Farm,
Stanton under Bardon

title
Habitat Retention

title
FIGURE 6



date
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