

Technical Note

Project:	CNG Watling Street, Hinckley	Job No:	144375.711270
Subject:	Updated Walk Over	Report Date:	23 rd February 2026
Author:	Justine Thompson	Survey Date:	22 nd January 2026

1.0 Scope of Works

Lucion Delta-Simons Ltd was instructed by First Plan on behalf of CNG Fuels ('the Client') to provide an updated ecological walkover survey for the Proposed Development of a CNG refuelling station at Land South of A5 Watling Street, Hinckley LE10 3ED (the "Site").

- Assessing the ecological value in terms of the potential to support notable habitats and/ or rare, protected or otherwise notable species; and identify any potential ecological constraints at the Site relating to the future development and make recommendations for further survey work where necessary; and
- Identify any changes to the extent and condition of the on-Site habitats and their potential to support any protected and/or notable species from the previous survey undertaken in 2022.

Lucion Delta-Simons have previously supported with the planning permission ref: 23/00613/FUL having undertaken an Ecology Impact Assessment (EcIA) (report ref: 22-1826.01/87785.545091) of the Proposed Development.

2.0 Habitats

The broad habitat types on Site remained the same since the 2022 surveys which comprised of poor semi-improved grassland, tall ruderals, intact species-poor hedgerow, line of trees and developed land sealed surface. A few minor changes within these habitats were noted during the 2026 update survey. These changes included:

- A section of the line of trees has been removed within the southeast corner of the Site. These trees were proposed to be removed for the Proposed Development;
- A section of the intact species-poor hedgerow has been removed in the northern extent of the Site. The section of hedgerow was proposed for removal for to create the new Site access. Tall ruderals have now colonised in this area expanding the total area of tall ruderals in this section;
- A wet ditch was observed along the hedgerow to the north of the Site. It is anticipated to be dry most of the year and is currently wet due to recent flooding and weather conditions;
- The grass sward of the poor semi-improved grassland is longer than that of the 2022 survey due to lack of grazing on Site. It was noted that the grassland was heavily waterlogged due to the recent weather conditions; and
- Wooden fencing has been erected where the removal of hedgerow was noted.

3.0 Species

The potential for the Site to support protected or notable species is unchanged from the 2022 survey. Bird species recorded on or adjacent to the Site during the 2026 walkover survey include buzzard *Buteo buteo*, crow *Corvus corone*, pigeon *Columba livia*, meadow pipit *Anthus pratensis*, mallard *Anas platyrhynchos*, magpie *Pica pica*, robin *Erithacus rubecula*, and dunnoek *Prunella modularis*.

4.0 Impact Assessment

Habitats present within the Site remain broadly the same as recorded during the 2022 surveys, whilst the potential for the Site to support protected or notable species remain unchanged.

Following a review of the amended proposals (Drawing 1), it is considered that any impacts and residual effects upon important ecological receptors remains the same as detailed within the submitted 2022 EcIA.

The proposed layout includes the relocation of a floodlight within the western extent of the Site, as shown in Drawing 2.

The calculated illumination levels shown in Drawing 2 indicate that following relocation of the floodlight, illumination at the south and western Site boundaries (and therefore across retained vegetation and proposed hedgerow planting) shall remain below 1 lux. As such, no adverse impacts upon foraging and commuting bats are anticipated as a result of this change.

5.0 Recommendations

Recommendations remain the same as previously mentioned in the 2022 EclA, these include:

Habitats

Retained habitats must be adequately protected during the construction phase of works in accordance with BS 5837 (2012) and the Arboricultural report prepared for the Site.

An appropriate landscape management plan will be followed to promote the long-term biodiversity value of any retained habitats and those proposed habitats.

Nesting Birds

Where practicable, vegetation clearance at the Site will be undertaken outside of the main nesting bird season (i.e. clearance carried out between September and February inclusive). Conflict with the development can be avoided by managing the land to discourage nesting birds up to the works commencing. If these works cannot be restricted to within this period, an Ecological Watching Brief will be maintained during the main bird breeding season to ensure that no nesting birds are adversely affected. This will entail checking all suitable habitat for nesting birds due to be removed, and a buffer of at least 10 m beyond that area, by a suitably qualified ecologist prior to the commencement of works. If, during the Ecological Watching Brief, birds are found to be within the area due to be cleared or the buffer zone, measures to prevent any disturbance to breeding birds, including the cessation of tree and vegetation clearance, or construction works in areas close to breeding sites until the birds have completed breeding, will be put in place until the chicks have fledged.

Badgers, Otter and Hedgehog

It is recommended that no excavations or trenches are left uncovered overnight during the development works in order to prevent any mammals from becoming trapped. Alternatively, ramps can be provided to enable them to climb out of trenches and excavations.

During the construction phase of works, no open pits or trenches will be left uncovered or alternatively without a mammal escape ramp overnight, and pipework will be capped overnight to prevent mammals accessing them and becoming trapped. Clearance of the hedgerow and shrubs should be undertaken with an awareness for the potential presence of hedgehog. Clearance should be undertaken during the active season (May-September, inclusive), and any individuals found moved carefully with gloved hands to an area of suitable habitat away from the working area.

6.0 Summary

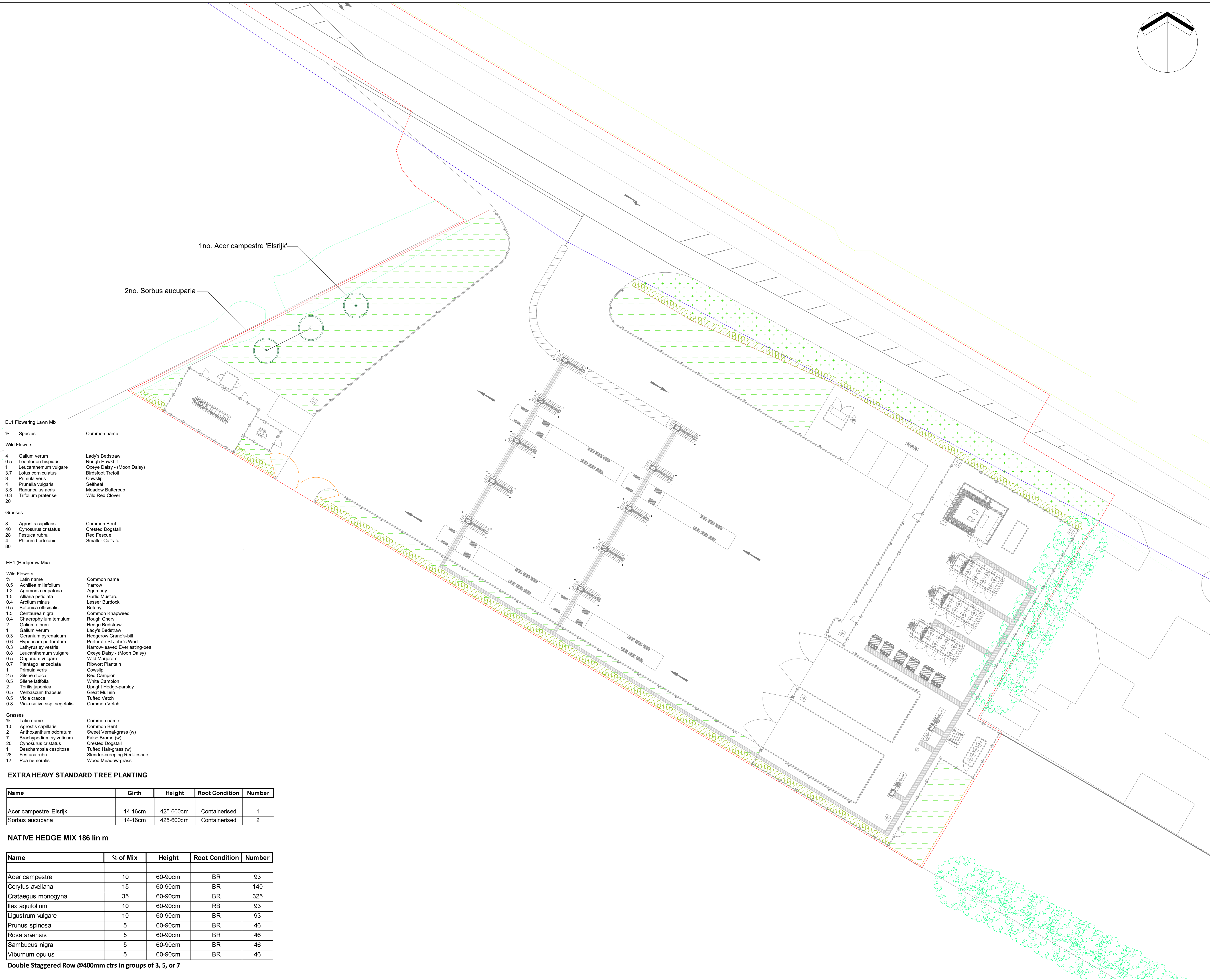
Although some minor changes were observed in the habitats on Site it is considered that the condition of remaining habitats remains the same as of the 2022 survey. No further protected species were identified, and the Site holds the same potential for protected and/or notable species as it did in 2022. The recommendations previously mentioned in the 2022 EclA remain the Same. It is considered that the potential impacts and assessment of residual effects remain the same as within the 2022 EclA report.

Yours sincerely,
Lucion Delta-Simons



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Drawing 1 – Landscape Proposals



KEY

EXISTING HEDGE TO BE RETAINED

PROPOSED NATIVE HEDGE PLANTING - 186 lin m

PROPOSED EHSTD TREES

PROPOSED EL1 FLOWERING LAWN MIX GRASS SEED - 1035m²

PROPOSED EH1 HEDGEROW MIX GRASS SEED - 295m²

PROPOSED 2.4m HIGH, CLOSE BOARDED TIMBER BOUNDARY FENCE

PROPOSED 2.4m HIGH, V-MESH BOUNDARY FENCE

PROPOSED 2.4m HIGH, SECURITY PALISADE FENCE

NOTES:

PLANTING OPERATIONS SPECIFICATION

TOPSOIL
Imported topsoil for tree pits and hedge shall comply with BS 3882 and shall be good quality, medium topsoil loam, acid or slight acid (ph not less than 5.0), stones not greater than 50mm in any dimension, perennial weeds and any other foreign matter, free from chemical or other polluted subsoil, weeds, straw, sticks, stones, clay lumps and other deleterious material. Topsoil containing a significant proportion of subsoil or other foreign matter will not be accepted on the site. On no account shall topsoil be brought on the site in excessively wet conditions or in a water logged state. It shall be from an approved source, shall be fertile with a humus and fibre content and shall have a good crumb structure with medium texture.

All areas of wildflower grass seeding shall be made up of low nutrient sub-soil to assist establishment and maintenance of the meadow grasslands.

TREE PLANTING
Extra Heavy Standard tree pits shall be 1m x 1m x 0.75m. The bottom 150mm of each tree pit to be broken up to assist drainage. Compacted ground to be broken up. Backfill shall be excavated material with 50:50 mixed with peat free tree planting compost (Sample to be approved) for the top 300mm and excavated sub soil for the bottom 450mm. 4No Sierrablén gro-tabs to be incorporated into each planting pit.

All EHStd and Standard trees shall be short double staked, 300mm to be driven into the ground and 600mm maximum above ground. A flexible webbing cross bar within 25mm of the top of the stake shall be used and fixed to the trunk with expandable ties. Each tree shall have a 50mm diameter perforated plastic irrigation pipe, with plastic cap, wrapped in a circle above and around the sides of the rootball.

HEDGE PLANTING
Whip planting areas shall be cultivated to the full depth of the topsoil and bare root stock notch planted to accommodate the full depth of the roots. Planting density shall be as set out in the accompanying schedules and the layout shall be random, in groups of no less than 3 or more than 7 of the same species, ensuring that no three plants are aligned in any one direction. Each whip shall be protected with a biodegradable spiral tree guard, 0.6m high x 130mm diameter, supported by a single timber stake placed to prevent the natural movement of the tree being impeded or restrict growth.

WILDFLOWER SEEDING
Seeding to occur during August/September. All noxious weeds to be spot sprayed until meadow area fully established. Any areas of failure to be re-seeded. Grass seed mix shall be Emorsgate (or similar approved by the LPA) EL1 Flowering Lawn Mix, 1035m², and EH1 Hedgerow Mix, 295m², sown at a rate of 5g/m².

Rev E	06.02.26	Layout amended	DR	AG
Rev D	01.03.24	Layout amended	DR	AG
Rev C	26.05.23	Layout amended	DR	AG
Rev B	16.05.23	Layout amended	DR	AG
Rev A	10.05.23	Layout amended	DR	AG

TGP

LANDSCAPE ARCHITECTS

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andrew.gardner@tgp.uk.com/www.tgp.uk.com
Also in Glasgow & Edinburgh

Project HINCKLEY WATLING STREET
CGN STATION

Title LANDSCAPE PROPOSALS

Date 17.04.23

Scale 1:250 @ A1

Drawn DR

Checked AG

Job D333

Suitability -

No. D333.L.001

Issue EXT

Revision E

LI WORKSTAGE: 0/1 2 3 4 5 6

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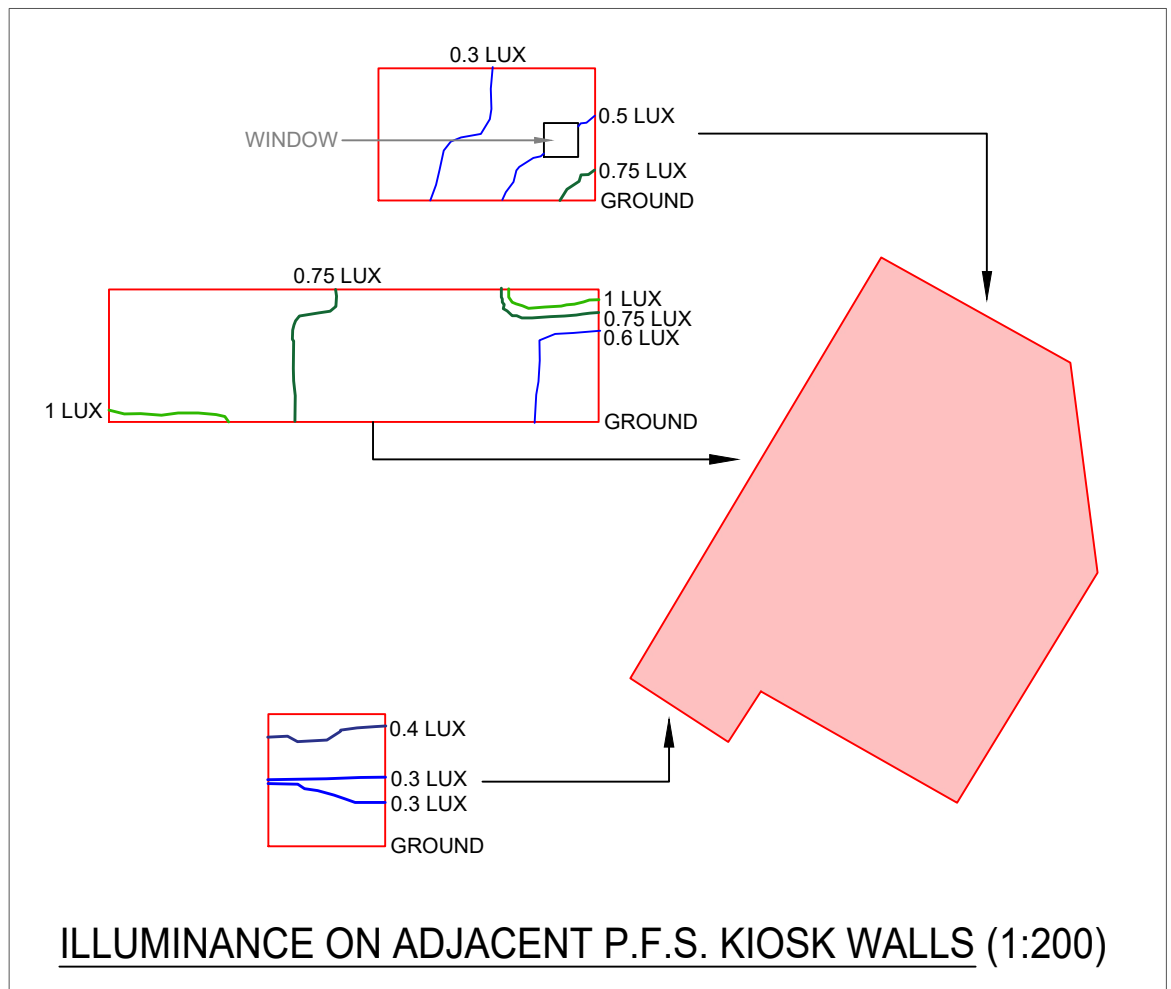
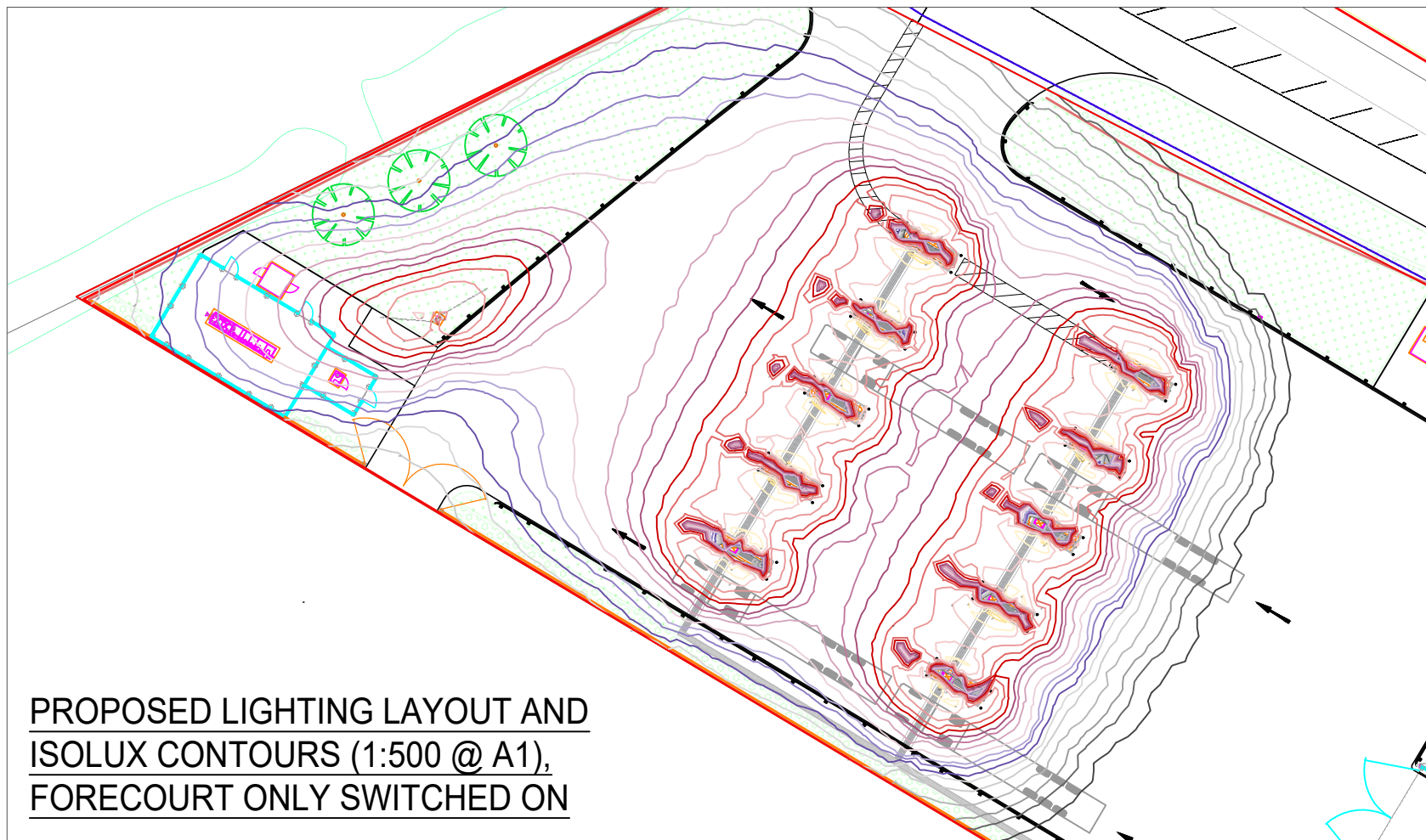
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DISCLAIMER:
Do not scale from this drawing.
All dimensions to be verified on site prior to commencement of works.
Drawing to be read in conjunction with related TGP drawings, consultants drawings and any other relevant information.
This drawing is the copyright of TGP Landscape Architects Ltd. unless otherwise specified.

Drawing 2 - Proposed External Lighting Layout (With Calculated Illumination Levels)



KEY

- ISOLUX CONTOURS**
- 100 lux AND HIGHER
 - 75 lux OUTER LIMIT
 - 50 lux OUTER LIMIT
 - 25 lux OUTER LIMIT
 - 10 lux OUTER LIMIT
 - 5 lux OUTER LIMIT
 - 1 lux OUTER LIMIT
 - 0.3 lux OUTER LIMIT
 - 0.1 lux OUTER LIMIT
- MESH FENCE
METAL PALISADE FENCE
SITE BOUNDARY
NEIGHBOURING BUILDINGS

LUMINAIRES

DISANO LIGHTING, REF 414870-39
"1982 MICRO RODIO ASYMMETRIC"
3000K COLOUR TEMPERATURE TO
BE SPECIFIED.
28W LED
2900 lumens

- (1) 2No FLOODLIGHTS ON 4m COLUMN, AIMED AT SPACE IN FRONT OF FUEL DISPENSER (ONE AT 30° AND ONE AT 10° ELEVATION, UNLESS OTHERWISE NOTED).
- (2) 2No FLOODLIGHTS ON 4m COLUMN, AIMED TO SUIT WALKWAYS. (ELEVATION AS NOTED).
- (3) 1No SHIELDED BULKHEAD LUMINAIRE MOUNTED ON WALL OF SWITCHGEAR BUILDING (2.2m).
- (4) 1No 1200mm LED WEATHERPROOF BATTEN LUMINAIRE MOUNTED VERTICALLY ON THE GATE POST.
- (5) 1No EMERGENCY LUMINAIRE, NON-MAINTAINED, SURFACE MOUNTED ON WALL OR FENCE POST. (SOME ALSO WITH FIRE EXIT LEGEND APPLIED.)

ITEM (1): NORMALLY SWITCHED ON DURING HOURS OF DARKNESS.
ITEMS (2) - (4): SWITCHED ON ONLY WHEN OPERATIONS ARE TAKING PLACE.
ITEM (5): NOT NORMALLY ILLUMINATED - EMERGENCY LIGHTING OPERATES DURING MAINS FAILURE OF FINAL CIRCUIT.



TYPICAL PUMP ARRANGEMENT
ALL FLOODLIGHTS ON PUMP ISLANDS TO BE ONE AT 10° AND ONE AT 30° ELEVATION.

GENERAL NOTES: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STANDARD DETAILS & SPECIFICATIONS. ALL DIMENSIONS TO BE VERIFIED ON SITE. DO NOT SCALE FROM THIS DRAWING. ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

NOTES

1. ELECTRICAL CONTRACTOR TO UNDERTAKE INTRUSIVE SURVEY OF EXISTING LAYOUT OF SERVICES PRIOR TO UNDERTAKING ANY WORKS OR SWITCHING ANY SERVICES.

SAFETY, HEALTH AND ENVIRONMENT NOTES

BASED ON THE USE OF EXPERIENCED AND COMPETENT CONTRACTORS WORKING TO AN APPROVED METHOD STATEMENT, UNUSUAL RESIDUAL HAZARDS/RISKS ARE LISTED BELOW OR THE STATEMENT 'NO SIGNIFICANT RISKS'.

CONSTRUCTION

C1 - NO SIGNIFICANT RISKS

OPERATIONS

O1 - NO SIGNIFICANT RISKS

MAINTENANCE

M1 - NO SIGNIFICANT RISKS

(FUTURE) DISMANTLING/DEMOLITION

D1 - NO SIGNIFICANT RISKS

P5	Revised background layout. Number of pumps reduced from 12 to 10. Lighting amended to suit.	12.02.26	CB	-
P4	Revised background layout. (Redline amended, lighting unchanged).	11.03.24	RB	-
P3	PFS kiosk wall illumination shown.	07.07.23	RB	-
P2	Revised layout	12.06.23	RB	-
P1	First Issue	31.03.23	RB	-
REV.	DESCRIPTION	DATE	DRWCHK/APD	STATUS

PROPOSAL

CONSULTANT:
SYNERGY BUILDING SERVICES
www.synergy-bss.co.uk
Kings Ride Court, Kings Ride, Ascot
Berks SL5 7JR
Tel: +44 (0) 1344 874446

PROJECT TITLE:
**CNG FUELS LTD
WATLING STREET
HINCKLEY**

DRAWING TITLE:
**PROPOSED EXTERNAL
LIGHTING LAYOUT
(WITH CALCULATED
ILLUMINATION LEVELS)**

DATE:	SCALE:	DRAWN:	CHECKED:	APPROVED:
MAY '23	1:400@A1	RB	DH	SH
PROJECT No:	DRAWING No:	REVISION:		
6518	LTG-001	P5		