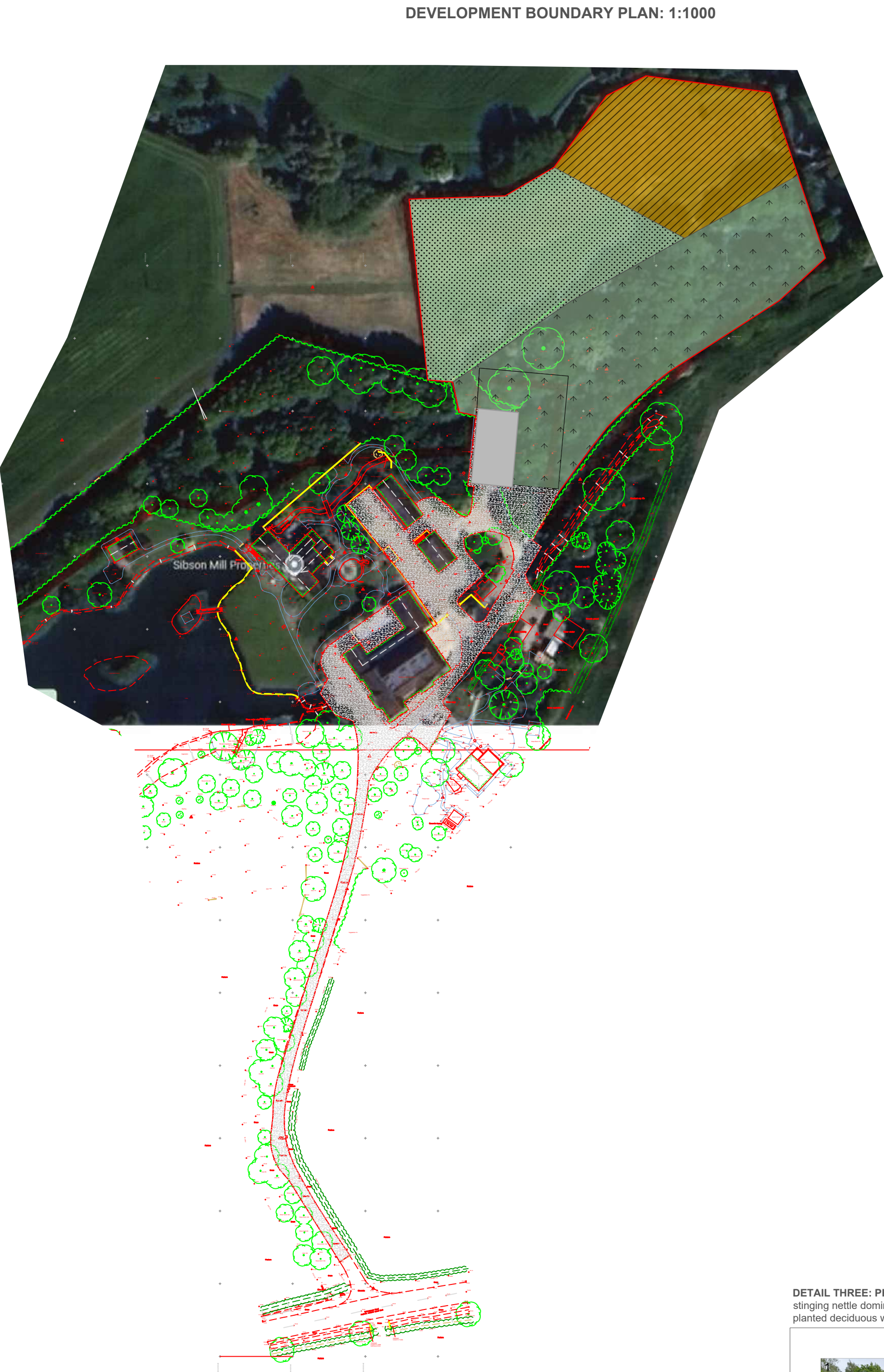
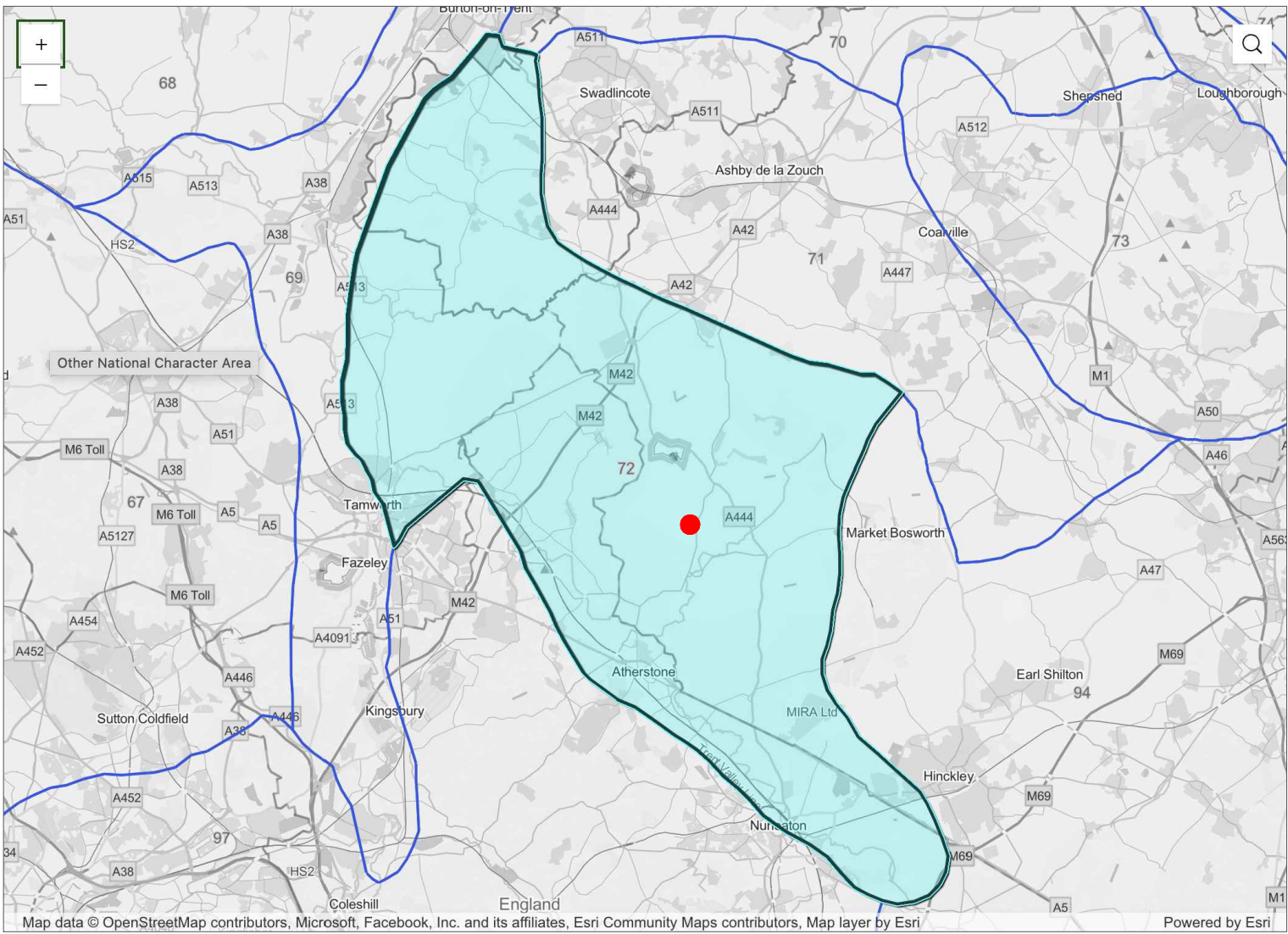




DETAIL TWO: The site lies with National Character Area 72, Mease/Sence Lowlands, and is part of Hinckley and Bosworth Borough Council. (not to scale)



DETAIL THREE: PHOTOGRAPHS The site consisted of g4 modified grassland to the southwest and stinging nettle dominated tall ruderal to the northeast. The woodland (within the red line boundary) is a planted deciduous woodland moderate condition as previously surveyed



BASELINE SURVEY

Conducted by Dr Stefan Bodnar, consultant ecologist, on 5th March 2025. The site was found to be planted broadleaved woodland described as below:

The site consists of a native deciduous woodland plantation of around 30-35 years age. Species mixture is Cherry, field maple, crack willow, ash, yew, spruce, Silver birch, English oak, Understorey of coppice hazel. Ground storey contains species such as Lords and Ladies, Non native Daffodils, Snowdrops, forget me not, Cow parsley, Spanish bluebell, wood avens. Grassland to edge is Perennial ryegrass with daisy and dandelion.

The mitigation area was surveyed and assessed by Alex Billingsley BSc on 19 May 2026. The area was recorded as comprising ruderal vegetation and modified grassland, classified as g4 poor condition. The grassland was characterised by common grass species including timothy, cock's-foot and common bent, with forb species such as cow parsley, cleavers, common nettle, dandelion, broad-leaved dock and English cinquefoil also present. The ruderal vegetation was dominated by common nettle, with areas of cow parsley also recorded. Patches of bare ground were also present throughout the mitigation area.

A Desktop survey by DJOGS Ltd ecologist Richard Billingsley on 21st May 2026 using the MagicMap interactive mapping tool (see mapping detail one).

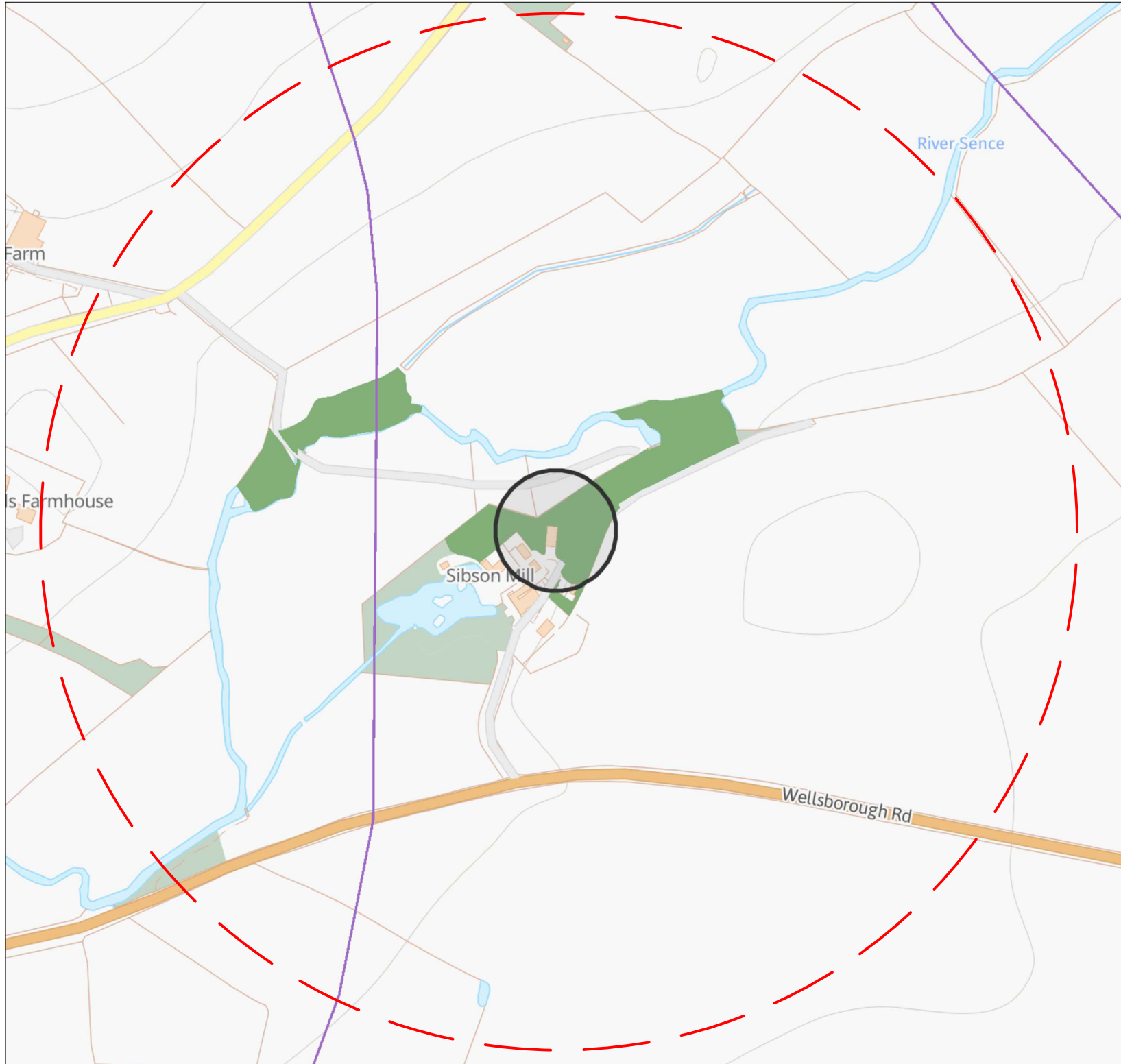
DESIGNATED SITES

There are no wildlife designations within 500m of the development site.

PRIORITY HABITATS

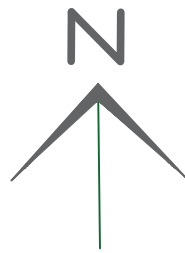
The site is wholly within priority deciduous woodland.

DETAIL ONE: MAGICMAP IMAGE SHOWING DESIGNATED SITES AND PRIORITY HABITATS WITHIN 500m OF THE SITE (500m RADIUS RINGED IN RED). SCALE 1:5000



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ANALYSIS KEY

EXISTING SITE AREA 10,120m²

- OTHER DECIDUOUS WOODLAND moderate condition 3275m² w1g
- MODIFIED GRASS 2390m² g4 poor condition
- TALL RUDERAL 1925m² u1f.81 poor condition
- HARD SURFACE 2,300m² u1b6