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SELF-BUILD DWELLING AT 82a LOWER BAGTHORPE NOTTINGHAMSHIRE NG16 5HF

HABITATS AND PROTECTED SPECIES REPORT

(4th February 2026)

REPORT REF: 25107 - PHA

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1.0 INTRODUCTION

1.1 Paul Hicking Associates were commissioned by Mrs Heather Hall to conduct a Habitat and Protected Species Assessment at land at 82a Lower Bagthorpe, Nottinghamshire, NG16 5HF in order to assess the potential impact by the construction of the new 'Self-build' residential development.

Site Description

1.2 Location

The survey site is located within the village of Bagthorpe in Ashfield. This c0.053ha rectangular-shaped north to south sloping site comprises of part of an existing residential garden comprising of an area of modified grassland with mature trees and defunct hedgerow and roadside verge along the southern boundary of the site. The survey site is accessed directly off Lower Bagthorpe.

1.3 The proposals comprise of the construction of a new 'Self-build' dwelling with associated hard and soft landscaping.

1.4 Aerial and context photograph of the survey site.

Previous Survey History for Protected Species and Habitats.

1.5 There is no previous survey history for the survey site.

2.0 METHODOLOGY

2.1 This section describes how the essential evidence supporting this report was gathered and what equipment and techniques were used.

Desk Top Study

2.2 A desktop study was carried out to determine the presence of any protected or notable species records or designated statutory or non-statutory sites of nature conservation value (such as Sites of Special Scientific Interest or Local Wildlife Sites) within a 1km radius of the site. This included the study of ordinance survey maps and aerial photographs including Google Earth and 'Where's the path' maps.

2.3 The MAGIC (www.magic.gov.uk) and the NBN Gateway (www.nbn.org.uk) were visited to identify records of protected species within a 0.5-1km radius of the site along with records obtained from Nottinghamshire Geological and Biological Records Centre (NBGRC).

2.4 The OS grid reference is SK 47105 51608 and the site can be found on: -

- OS Explorer 269 – Chesterfield & Alfreton.
- OS Landranger 120 – Mansfield & Worksop.

Topographical Survey

2.5 A topographical survey was made available for the site (see Appendix 1). This survey was provided in an AutoCAD format and includes the position of all significant trees and hedgerows on or immediately adjacent to the site. The survey also includes all other landscape features such as the position of existing buildings and structures, pathways and access roads. Changes in ground levels were also recorded on the survey and are related back to known ordinance survey levels and co-ordinates.

Habitat Survey

2.6 The terrestrial Habitat survey was carried out on the 13th December 2025 by experience surveyor and practical habitat manager Mr. P Hicking to determine the general ecological value of the habitats within the site. The surrounding area was also extensively walked to determine the sites connectivity to other adjacent habitats. A list of plant species was catalogued in accordance with habitat type and tested against Ratcliffe's Criteria. Habitats were mapped and classified in accordance with the Phase 1 Habitat Survey Habitats were mapped and classified in accordance with the Phase 1 Habitat Survey Methodology. UK Habitat Classification (ukhab, 2021 V2), version V2 was introduced in July 2023 and the survey data was referenced against this method of habitat classification. The data was then checked against the data obtained from the desktop study to determine how the study site sits within the local network of habitats and its potential contribution.

2.7 Invasive species – The site was thoroughly search for the presence of invasive species such as Japanese Knotweed (*Fallopia japonica*) or Himalayan balsam (*Impatiens glandulifera*).

2.8 Hedgerow habitats were assessed using the Hedgerow Evaluation and Grading System (HEGS) Clements and Toft 1993 and were graded on the following 1-4 scale:

1 = high to very high value
2 = moderately high to high value
3 = moderate value
4 = low value

2.9 **Biodiversity Net Gain (Self-build and custom build applications).**

2.10 The new dwelling is to be a 'self-build' house. The development must therefore meet all of the following conditions to qualify for exemption from the biodiversity net gain assessment. The development must;

- Consist of no more than 9 dwellings – the development proposes the construction of maximum 1no. dwelling (PASS).
- Be on a site that has an area no larger than 0.5 hectares – the development site area is 0.3 hectares (PASS)
- Consist exclusively of dwellings that are self-build or custom house building as defined in section 1 (A1) of the Self-build and Custom Housebuilding Act 2015. The houses will be built by the applicants to be occupied solely by the applicants. (PASS).

2.11 Irreplaceable habitats – there are no irreplaceable habitats within the survey site.

2.12 **Weather Conditions**.

Table 1:

Date	Weather Conditions
13/12/2025	3°C dry, calm breeze 0, 5% high cloud cover.

Fauna Survey

2.13 A protected species survey was conducted. Sightings or signs of protected species were recorded along with the suitability and connectivity of the habitats present to support protected species and are detailed as follows:

2.14 Badger (*Meles meles*): - are nocturnal animals and the survey therefore involved searching for evidence of this species.

[redacted]

- [redacted]
- Dung pits and latrines (i.e. concentration of dung pits);
- Paw prints and paths;
- Hairs (which may be found at the sett or caught on fences and vegetation);
- Scratching posts (found at the base of trees);
- [redacted]

2.15 Mammals – There is potential for the presence of small mammals such as Hedgehog (*Erinaceus europaeus*) along with signs were looked for including runways and droppings along with an assessment of available food source and habitat structure. The surrounding area was extensively walked to assess the nearby stream and water courses for the potential presence of European otter (*Lutra lutra*) and water vole (*Arvicola amphibius*).

2.16 Birds – The site was fully assessed for its potential suitability to support breeding birds along with an assessment of resident bird populations. All site records for birds were taken from site visual observations or by call. Leica 8 x 42 binoculars were used to observe and identify bird species. All birds could be observed without the aid of additional optical equipment i.e. a telescope.

Using the British Trust for Ornithology (BTO) Common Bird Census survey techniques species were recorded to note their abundance along with particular attention to the presence of any protected or Local Biodiversity Plan (LBAP) species which would be likely to use these habitats. This data was compared with data obtained from the desktop study. Existing trees and ground vegetation were also inspected for their potential to support breeding birds.

2.17 Great Crested Newt – The surrounding area, where possible, was extensively walked to determine the presence of ponds and networks which may support this species. Data obtained within the desktop study was also reviewed to determine if this species had been recorded within the vicinity of the study site.

2.18 Amphibians Generally – The site and surrounding vicinity, where possible, was extensively walked to determine the potential for the presence of other amphibians such as Common Toad (*Bufo bufo*), Common Frog (*Rana temporaria*), Smooth (*Lissotriton vulgaris*) and Palmate Newt (*Lissotriton helveticus*). Data obtained within the desktop study was also reviewed to determine if any of these species had been recorded within the vicinity of the study site.

2.19 Reptiles – The site and surrounding vicinity was extensively walked to determine the potential for the presence of reptiles such as Grass Snake (*Natrix natrix*) and Slow-worm (*Anguis fragilis*). Data obtained within the desktop study was also reviewed to determine if any of these species had been recorded within the vicinity of the study site.

2.20 Invertebrates – are most effectively surveyed in May-August at the height of the flight period for most invertebrates. However, some invertebrates are active during the winter months including winter moth species. The study site was therefore assessed for its potential for the presence of invertebrates such as butterflies, bees, moths and Odonata (dragonflies and damselflies). Recommendation for the protection of habitats or introduction of enhancement features for invertebrates are based on this site assessment.

2.21 Bats - there are no buildings within the survey site however, there are trees along the southern boundary within the survey site and these were assessed for their potential to support roosting bats in accordance with the Bat Conservation Trust (BCT) Guidelines (Collins J. (ed.) 2023) 4th edition March 2024 as set out within table 2 below. The site was also assessed for it potential to support foraging and commuting bats.

Table 2:

Roost Potential.	Description.	Potential flight-paths and foraging habitats.
None.	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible[a].	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low.	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[b] 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[c]).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate.	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens.

	surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
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[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). **b** For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. **c** Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.		

2.22 **Survey Limitations.**

The information obtained from within the desk-top data search (i.e. biological data records) is not an exhaustive source of information and is depended upon any local or focused survey activity undertaken within the data search area. The absence or a negative result of a species does not indicate the absence of a protected species from the survey site or surrounding search area.

All areas and/or linear dimensions provided within this report are approximate taken from survey mapping or data provided. The survey appraisal is limited to the boundaries of the client ownership and where permitted public access routes and footpaths.

3.0 RESULTS

3.1 The section states the findings of the survey effort.

Habitats.

3.2 Maps published by the Ordnance Survey were consulted to ascertain the potential ecological connectivity of the area. Aerial photographs were also studied to detect possible navigable routes for between the study site and locations that might provide suitable foraging areas or potential alternative sites for roosting, nesting and hibernation. There are no UK Biodiversity Action Plan (UKBAP) habitats within the study site. Habitats outside the development site comprise of the following:

Outside the development site.

- Bagthorpe brook;
- Grazing pasture farmland;
- Public footpaths and access roads;
- Residential development.

3.3 There are no statutory or non-statutory designated sites of nature conservation within the survey site however, the following designated sites is located within 1-2km of the study site and within the 2km zone of influence of a SSSI;

Table 3: Statutory Designated sites within 1-2km of the survey site:

Name	Designation	Distance
Bagthorpe Meadows Parcel 1	SSSI	0.196km N
Bagthorpe Meadows Parcel 2	SSSI	0.196km N
Friezeland Grassland	SSSI	0.910km SW

3.4 Abbreviations – Local Nature Reserve (LNR), Site of Special Scientific Interest (SSSI).

3.5 The survey site comprises of the following habitats and their location are shown within Appendix 1:

3.6 **Modified grassland.**

The western half of the survey site contains a short sward of grassland forming a garden lawn adjacent to the existing dwelling. The grassland comprises of a short cut and neat dense sward of rye-grass (*Poa annua*), with occasional mosses and Clover (*Trifolium repens*), Dandelion (*Taraxacum officianale*) and Daisy (*Bellis perenis*). The grassland extends beyond the hedgerow along the southern border to form a raised-earth grassland verge mainly covered with leaf litter and occasional Common Nettle (*Urtica dioica*).

3.7 **Urban trees.**

The survey site contains a line of 4no. tall mature tree standards comprising of Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*) and Cherry (*Prunus avium*).

3.8 **Native Hedgerow.**

The southern boundary if the site is defined by a 1.5m high defunct (no longer stock proof) hedgerow comprising of a single species of Hawthorn (*Crataegus monogyna*). The hedgerow is cut to retain its neat shape along the roadside however, there are gaps within the hedgerow reducing density and structure along the length.

Table 4: HEGS grade assessment:

Hedge No.	Length (m)	Canopy species	Species per 30m	HEGS score	Important under HEGS?	Species rich
H1	17	Hawthorn	1	4	Yes.	No.

Fauna.

3.9 **Badger.**

Potential Use of Site.

The grassland habitats within the site provide optimal habitat for foraging badger. There are no badger setts with the survey site or within 30m radius of the site. The site is relatively open with good connectivity to the wider ecological network including nearby woodland and open pasture grassland with suitability for foraging Badger. The grassland was carefully inspected and the grassland surface is intact. There are no field signs to suggest the presence of Badger within the site. There are biological records for badger within 1km of the survey site however, in the interest of the protection of this species these records will not be published within this report.

3.10 **Mammals Generally** – The site is relatively open with good connectivity to the wider ecological network. The surrounding area has good connectivity for Hedgehog and habitats within the site provide optimal habitat for foraging mammals but lack density for safe refuge and hibernation. The presence of hedgehog is supported by biological records as shown in table 5 below;

Table 5: The following species have been recorded within 0.5km of the study site:

English Name	Scientific Name	No. of Records/Most recent Date
Mammals		
West European Hedgehog	*Erinaceus europaeus*	Latest recorded 2020

3.11 **Otter & Water Vole.**

Bagthorpe Brook is located to the south of the survey site and with suitability to support the presence of Otter (*Lutra lutra*) and Water Vole (*Arvicola amphibius*) and this is supported by biological records for the presence of Water Vole.

The survey site is elevated above the level of the water course and is separated from riparian habitats by the main Lower Bagthorpe Road.

3.12 **Birds.**

A total of 14 species were recorded during the survey including two red listed species and two amber listed species of conservation concern. The short cut-grassland habitat within the survey site is sub-optimal for the presence of ground nesting birds as it lacks density and structure to form a safe nest site and grassland is maintained to a short neat sward however, the grassland habitats of the grazing pasture along the northern boundary do have potential to support ground nesting birds. The existing mature trees and hedgerow along the southern boundary have potential to support nesting birds however, no old nest structures were found. The stems of the trees are covered in dense ivy preventing a full assessment however, ivy does provide good over for nesting birds.

The survey site is considered sub-optimal the presence of Barn Owl as it lacks the open areas of tall grassland and the surrounding woodland is more suitable for Tawny Owl (*Strix aluco*), and there are biological records to support this in 2022. There are no biological records for Barn Owl within 1km of the survey site. No barn Owls or evidence for the presence of Barn Owls were found within the site. There are biological records for common Swift (*Apus apus*) and this species was recorded during the survey effort.

The total list of species recorded species relative to the study site are included within table 6 below.

Table 6: The following species were recorded within the study site and surrounding area.

English Name	Scientific Name	No.	Details
Birds			
Blackbird	*Turdus merula*	1	
Nuthatch	*Sitta europaea*	1	
Great Tit	*Parus major*	1	
Blue Tit	*Cyanistes caeruleus*	1	
Long-tailed Tit	*Aegithalos caudatus*	4	
Goldcrest	*Regulus regulus*	1	
Mistle Thrush	*Turdus viscivorus*	1	RED LISTED
Chaffinch	*Fringilla coelebs*	1	
Carrion Crow	*Corvus corone*	1	
Wood Pigeon	*Columba palumbus*	2	AMBER LISTED

Starling	*Sturnus vulgaris*	2	RED LISTED
Magpie	*Pica pica*	2	
Robin	*Erithacus rubecula*	1	
Wren	*Troglodytes troglodytes*	1	AMBER LISTED

3.13 **Great Crested Newt** (*Triturus cristatus*) – There are no ponds within the survey site or within 500m of the survey site however, there are no biological records for GCN within 1km.

3.14 **Amphibians** – The habitats within the survey site provide optimum habitat for the dispersal of amphibians such as common frog and toad. There are biological records for common frog or toad within 0.5km of the survey site but there is a single record of smooth newt within 0.5km of the site. No amphibians were found within the survey site.

Table 7: The following species have been recorded within 1km of the study site:

English Name	Scientific Name	No. of Records/Most recent Date
Amphibians		
Common frog	*Rana temporaria*	Latest recorded 2024
Common toad	*Bufo bufo*	Latest recorded 2024

3.15 **Reptiles** – The grassland, hedgerow and surrounding habitats provide optimal habitat for commuting and foraging but lack density and structure for safe refuge and are disturbed by regular mowing. There are no biological records for reptiles within 0.5km of the survey site.

3.16 **Invertebrates** – The habitats present within the site offer limited potential for range of common invertebrates including butterflies, dragonflies and bees and a range of damselfly and dragonfly but are likely to be present during their respective flight periods during the activity season.

3.17 **Invasive species** –There are no invasive non-native species within or adjacent to the survey site.

3.18 **Bats** – The existing trees are without obvious features to support the presence of roosting bats however, as the stems are covered in dense ivy a full assessment of the main stem structure could not be undertaken at this time.

3.19 **Connectivity** – the site has good connectivity for the presence of commuting and foraging bats with good potential along the main road which provides a linear sheltered corridor. The garden habitats within the survey site is generally un-lit with occasional light overspill from adjacent buildings and street lighting.

3.20 There are biological records for the presence of bats within 0.5km of the survey with records for Common Pipistrelle (*Pipistrellus pipistrellus*) in 2022.

4.0 PLANNING AND NATURE CONSERVATION POLICY

4.1 This section provides an overview of National Planning Policy Framework – Section 15 (NPPF) adopted by Ashfield District Council for policies in relation to nature conservation and biodiversity.

4.2 "*Ecological issues need to be considered for all planning applications under the following legislation, regulations and guidance:*

The conservation of Habitats and Species Regulations (2017) (as amended);
The National Planning Policy Framework – Section 15 (NPPF);
Natural Environment and Rural Communities Act 2006 (as amended);
The Wildlife and Countryside Act 1981 (as amended);
Environment Act 2021."

The National Planning Policy Framework (NPPF 2023) describes the Government's national policies on the protection of biodiversity [and geological] conservation through the planning system. The NPPF 2021 emphasises the need for planning authorities to ensure that the potential effects of planning decisions on biodiversity conservation are fully considered.

The assessment of ecological effects set out within this report is based on the above approach.

Ashfield District Council Nature Conservation Strategy.

4.3 The District of Ashfield area contains a range of habitats each supporting its own notable characteristic habitats and species. The district also has a number of sites which receive specific protection because of their national or county/ regional importance for nature conservation.

4.4 The United Kingdom Biodiversity Action Plan (UKBAP) and Local Biodiversity Action Plan (LBAP), list a series of Priority Habitats of conservation concern that are considered to be priorities for nature conservation. **The following UKBAP and LBAP habitats and species of concern are present within or adjacent to the study site**;

Common and birds of conservation concern i.e., swift (*Apus apus*)

5.0 ASSESSMENT

Constraints on the Survey Information.

5.1 Many species, including some which are protected by law, are highly mobile and may colonise or utilise a site at any time. Also, habitats may change over time in terms of their ecological value and the survey results reported here will therefore become less reliable as time progresses.

5.2 The site was assessed during the visit to establish the potential presence or absence of protected species. No continual survey monitoring has been undertaken therefore a lack of evidence of a protected species at this time does not necessarily indicate an absence of the species.

Potential impacts.

5.3 **Designated sites** – there are no designated sites or habitats associated with the designated sites identified within this report within the survey site however, the survey site is located the zone of influence of a SSSI.

Existing traffic flow levels to and from the SSSI sites and visitor numbers are not available however, these are likely to be local residents and there are well established and historic footpaths to and from these area from and connecting the surrounding villages and therefore visitor impact will generally by through footfall rather than vehicle. The residential development aims to provide 1no. new dwelling with a daily movement of approximately 18 AADT and considerably below the AADT threshold of 1000 AADT. This is based on 3no. parking spaces for the dwelling with a minimum 6 traffic movements per space per day i.e. to and from work (6 x 3 = 18 AADT). The use of petrol vehicles is predicted to decline over the next 10 years and therefore further reducing vehicle emissions in the long term.

Litter - At a site level the development contains recyclable and domestic waste storage and collection and therefore these are self-contained. It is unlikely that local residents will by intent bring litter to a designated site.

Noise pollution – The site is located within an existing area of residential and commercial development. New development is required by design to achieve levels of sound reduction between dwellings and/or apartments. Noise levels are unlikely to be higher than those as existing. The proposals do not contain any commercial development which would impact on local noise levels such as industrial business, café's and restaurants.

Disease – the proposals comprise of a new residential development with all new a d retained landscaping which will be enhanced using species of local provenance which have been sourced from locally grown stock and therefore the impact of disease is considered to be low-negligible.

Spray drift (pesticides / herbicides) – The development proposed the introduction of new native species habitats within a formal landscape gardens with replacement habitats mitigating against habitat loss such as trees and hedgerow. All new habitat planting is to comprise of native species of local provenance. The use of pesticides/herbicides is not recommended or permitted for use with these habitats. Spray drift is therefore more likely to be from existing farmland located directly adjacent to a designated site where organic methods may not be used.

Light pollution – the survey site comprises of existing dwelling with external lighting and grassland former pasture which is unlit but impacted by some light overspill from adjacent residential development. The proposals will contain new external lighting but is screened by surrounding development. This is further reduced by the requirement of sensitive lighting for the presence of bats. Each dwelling will be required to contain a built-in bat roost and therefore light levels are to be sensitive to encourage the presence of bats.

Domestic pets and bird mortality – there is a potential impact on common local bird populations from domestic cats at a local level due to existing residential development surrounding the survey site. This may slightly increase due to the proposed development.

5.4 **Bagthorpe Brook** – the survey site is raised above the levels of the brook but are separated by an existing road however, there are no footpaths or raised kerbs preventing water and run-off reaching the brook. There is a natural fall across the survey site from north to south directly sloping towards the brook. Therefore, during the construction phase of the development, a temporary bund is to be provided along the southern edge of the site to prevent water run-off accessing the brook and riparian habitats. Landscape drainage is also to be designed to prevent water run-off onto the road and towards the brook.

5.5 **Control of dust** – all contractors have a duty of care to control dust as part of their health and safety under the Control of Substances Hazardous to Health (COSHH). The localised sandy soils will be of particular concern during the initial site-strip phase of any approved development.

Habitats.

5.6 **Modified grassland** – The grassland contains less than 6 species per square meter and therefore a condition of poor is automatically assigned to this habitat. The majority of this habitat will be lost to accommodate the new development and will be replaced with new grassland habitat within the garden of the new development. The removal and disturbance of grassland verge should be kept to a minimum to the formation of the new vehicle entrance. Verge habitats should then be managed to improve species count of native species of local provenance.

5.7 **Rural tree** – Trees were assessed in accordance with BS 5937:2012 recording a moderate condition. All trees will be retained and therefore their value at a local level for biodiversity will also be retained. The removal of ivy is also recommended.

5.8 **Native Hedgerow** – A section of hedgerow will be removed to a minimum to accommodate the vehicular entrance within the site. Remaining hedgerow will be gapped-up to improve species richness and density. Additional hedgerow planting will be introduced within the site.

Fauna.

5.9 [redacted]

5.10 **Mammals Generally** – The site has the potential for the presence of small mammals and therefore precautionary works for the removal of grassland vegetation are to be undertaken as outlined within the recommendations section 6.2 and 6.4 of this report.

5.11 **Otter and Water Vole** – habitats supporting these species are isolated from the survey site. No further survey work is required at this time however, the protection of water course and riparian habitats as set-out in section 5.4 above will be undertaken.

5.12 **Birds** – A community of winter and resident birds were recorded present within the vicinity of the survey site. Hedgerow and trees have potential to support breeding birds and therefore to avoid conflict with the legislation for breeding bird's habitat removal must be undertaken outside the bird breeding season (March-September). If habitat clearance is unavoidable during the breeding season then the following action should be undertaken:

Prior to the commencement of works, the area including any affected vegetation, should be thoroughly searched for nesting birds. If a bird's nest is found then it should remain undisturbed and a 5m buffer zone should be created around the nest including above and below it. The zone around the nest site is to remain free of construction activities and disturbance until the young have fledged and left.

All existing retained habitats are to be managed and where possible enhanced including where possible the formation of new hedgerows. New habitat planting is to be carefully designed to provide a food source for birds and density for the provision of nest and roost sites to replace those lost or are currently absent. due to the development.

New dwellings have the potential for the inclusion of new permanent nest features in accordance with BS : 42021 : 2022. 'Action for Swifts.' AfS nest chambers are recommended for installation within new external walls of the new dwelling on a 1:1 basis as detailed below.

5.13 **Great Crested Newt (GCN)** – the site is not considered to support GCN at this time and no further survey work is required.

5.14 **Reptiles** – the site is not considered to support GCN at this time and no further survey work is required.

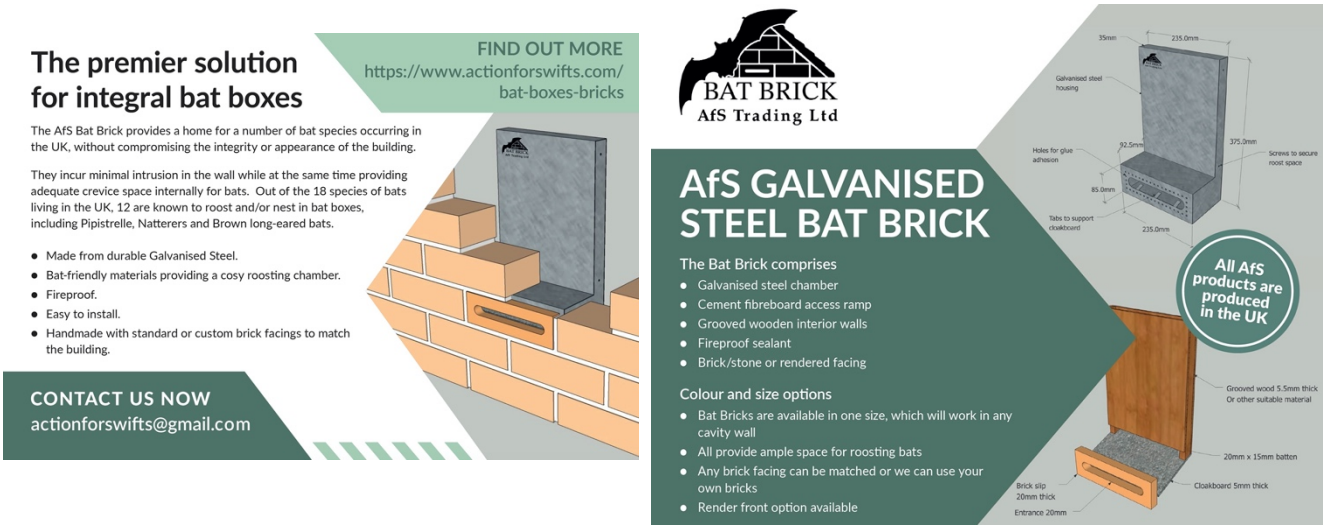
5.15 **Amphibians** – common amphibians such as frog and toad are likely to be present and therefore, precautionary works are to be undertaken as outlined within the recommendations section 6.2 and 6.4 of this report.

5.16 **Invertebrates** – Overly underestimated in most mitigation work, invertebrates are vital to the health of habitats and provide a means of food source to a variety of species and for some there has been a decline in their number, most notably bee populations. Based on the survey work carried out so far, and the data records obtained, existing habitats have a capacity to support a range of invertebrate populations. Existing habitats with this potential will be retained and enhanced improving the sites potential to support invertebrate populations.

5.17 **Invasive species** – There are no invasive non-native species within the site and no further survey work is required.

5.18 **Bats** – All existing trees are to be retained and therefore there potential to support roosting bats where features are present or eventually form is also retained. The survey site is limited to foraging and commuting and therefore the design of external lighting should be carefully considered to avoid impact on existing trees and potential flight zones and is to be designed in accordance with the Bat Conservation Trust guidelines for external lighting.

5.19 The site can be further enhanced by the introduction of bat bricks within the new dwellings on a 1:1 basis. AfS (Action for Swifts) bat bricks are recommended as detailed below.



5.20 DATA RECORDS – The information gathered from the various sources available mainly focused on known local wildlife sites. These sites are well visited and are common areas of study. The study site is a private site and not commonly available for study. The absence of data for this site does not preclude the assumption of the absence of species and every effort has been made to provide a thorough understanding of the site's availability for species. The data obtained has therefore been used to provide an indication of species present within the surrounding area, however this has limitations due to date of submission and should therefore be used to guide the direction of the area of study and potential update and reconfirm presence or absence.

Legislation.

5.21 Amphibians (Common Species) – Common amphibian species (i.e. common frog, common toad, smooth newt and palmate newt) are afforded partial legal protection under UK legislation, i.e. Schedule 5, Section 9 (5) of the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way (CRoW) Act 2000. This legislation prohibits:

- Sale;
- Transportation; and
- Advertising for sale.

5.22 [redacted]

- [redacted]

A badger sett is defined in the legislation as “any structure or place, which displays signs indicating the presence of badger”

5.23 Birds – The bird breeding season generally lasts from early March to September for most species. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), Countryside Rights of Way (CRoW) Act 2000. This legislation makes it illegal, both intentionally and recklessly to:

- Kill, injure or take any wild bird.
- Take, damage or destroy the nest of any wild bird while it is being built or in use.
- Take or destroy the eggs of any wild bird; and
- Possess or control and wild bird or egg unless obtained legally.

5.24 Birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are afforded additional protection, which makes it an offense to disturb a bird while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such bird.

5.25 Great Crested Newt – Great Crested Newt and their habitat are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), Countryside Rights of Way (CRoW) Act 2000 and The Conservation of Habitats and Species Regulations 2010 (as amended). This makes it an offense to kill, injure or disturb great crested newts and destroy any place used for rest or shelter by a newt. The great crested newt is also listed on Annexes II and IV of the EC Habitats Directive and Appendix II of the Bern Convention. If a development activity is likely to result in disturbance or killing of a great crested newt, damage to its habitat etc, then a licence will usually be required from Natural England.

5.26 Reptiles – There are six native species of reptiles in the UK, including slow-worm, common lizard, grass snake and adder, smooth snake and sand lizard, which are afforded varying degrees of protection under UK and European Legislation. Slow-worm, viviparous/common lizard, adder and grass snake are protected under Schedule 5, Section 9 (1 and 5) of the Wildlife and Countryside Act 1981 (as amended), Countryside Rights of Way (CRoW) Act 2000 against deliberate or reckless killing, injuring and sale.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Habitats and Protected Species.

6.1 The development site is not subject to any statutory or non-statutory nature conservation designation. No designated sites will be directly or indirectly impacted by the proposed development.

6.2 The survey site contains habitats comprising of modified grassland, hedgerow and urban trees with the potential to support small mammals such as hedgehog, along with breeding birds, amphibians, with occasional presence of reptiles, foraging and commuting bats and invertebrates therefore, precautionary measures must be in place prior to and throughout the construction phase for their protection. This may be secured by a suitably worded planning condition for the implementation of a Construction Ecological Management Plan (CEMP) and Reasonable Avoidance Measures Statement (RAMs).

6.3 All retained habitats are to be protected by the installation of Heras fencing throughout the duration of the construction works and a subsequent management plan is to be put in place to enhance and maintain the health, structure and density of this habitat. All retained trees are to be protected in accordance with BS 5837 : 2012.

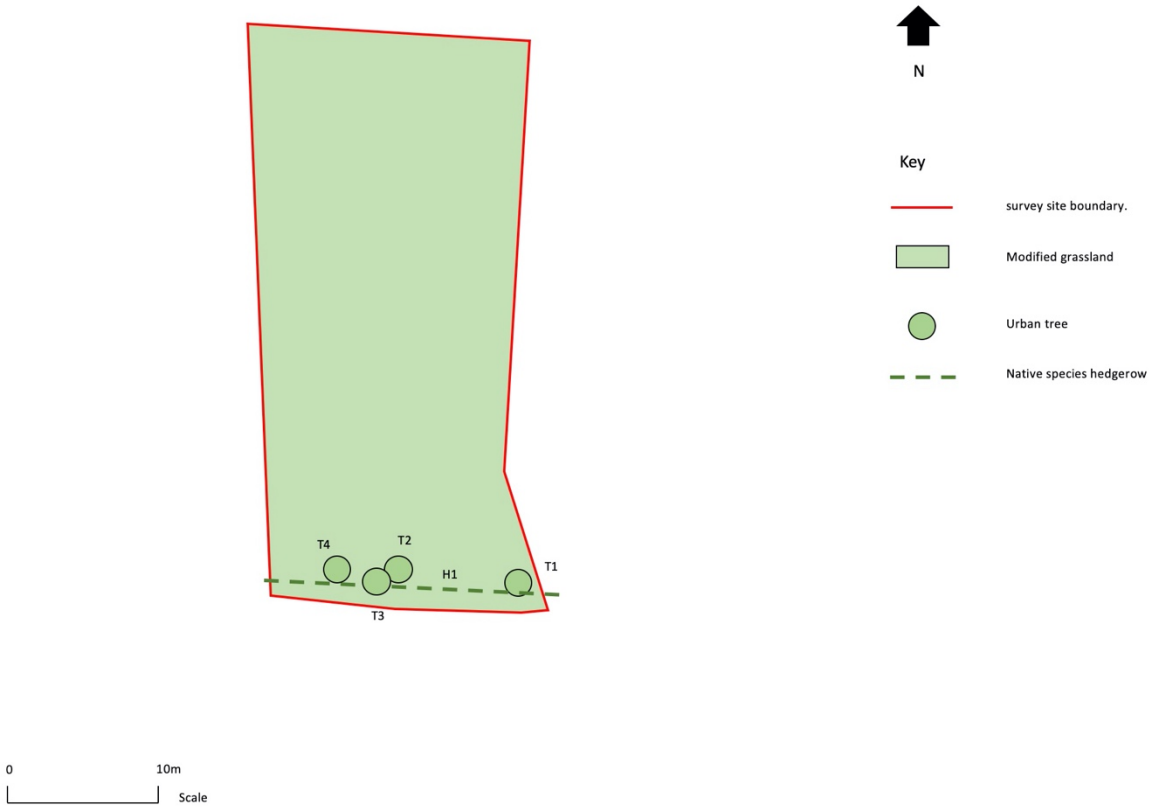
6.4 The following is a guide is also recommended for the protection of mammals, amphibians and reptiles during the construction works.

- No foundation work should be left uncovered, overnight or for any length of time to avoid mammals becoming trapped in foundation or services trenches. Where this is unavoidable then trenches should be left with a sloping end or ramp to allow any animal that may fall in to escape.
- Pipes over 150mm in diameter should be capped off at night to prevent animals entering.
- The site is to be recheck for the presence of hedgehog if the project is delayed at any time.

6.5 Where habitats are to be lost the development should seek to include new species rich habitats (including new hedgerow planting), which vary in structure and density and to comprise of native species of local provenance (using recorded habitats and species within this report as a base-line guide). The development should aim to maximise the retention of existing habitats and their enhancement that will aim to achieve a biodiversity net gain (minimum 10%), proven and supported by the DEFRA Statutory Biodiversity Metric Calculation method. The development should also aim to include permanent features for nesting birds, and roosting bats. This may be secured by a planning condition for the implementation of a Landscape Ecological Management Plan (LEMP) detailing the type, quantity and location of each feature and habitat type.

APPENDIX 1 – HABITATS PLAN

Fig. 1. On-site baseline habitats.



APPENDIX 2 - SITE PHOTOGRAPHS

Site record photographs taken during the site survey 13th December 2025.