CUMBERWORTH LODGE, DONCASTER

PRELIMINARY ECOLOGICAL APRAISAL REPORT

JM ECOLOGY LIMITED | COMPANY NUMBER: 14370362 | VAT NUMBER: 451433221

ADDRESS: STERLING HOUSE OUTRAMS WHARF, DERBY, DE21 5EL

WEBSITE: WWW.JMECOLOGY.CO.UK

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AUTHOR	AM MSc BA (Hons) MCIEEM
REVIEWED	JM BSc (Hons) MCIEEM
VERIFIED BY	AM MSc BA (Hons) MCIEEM
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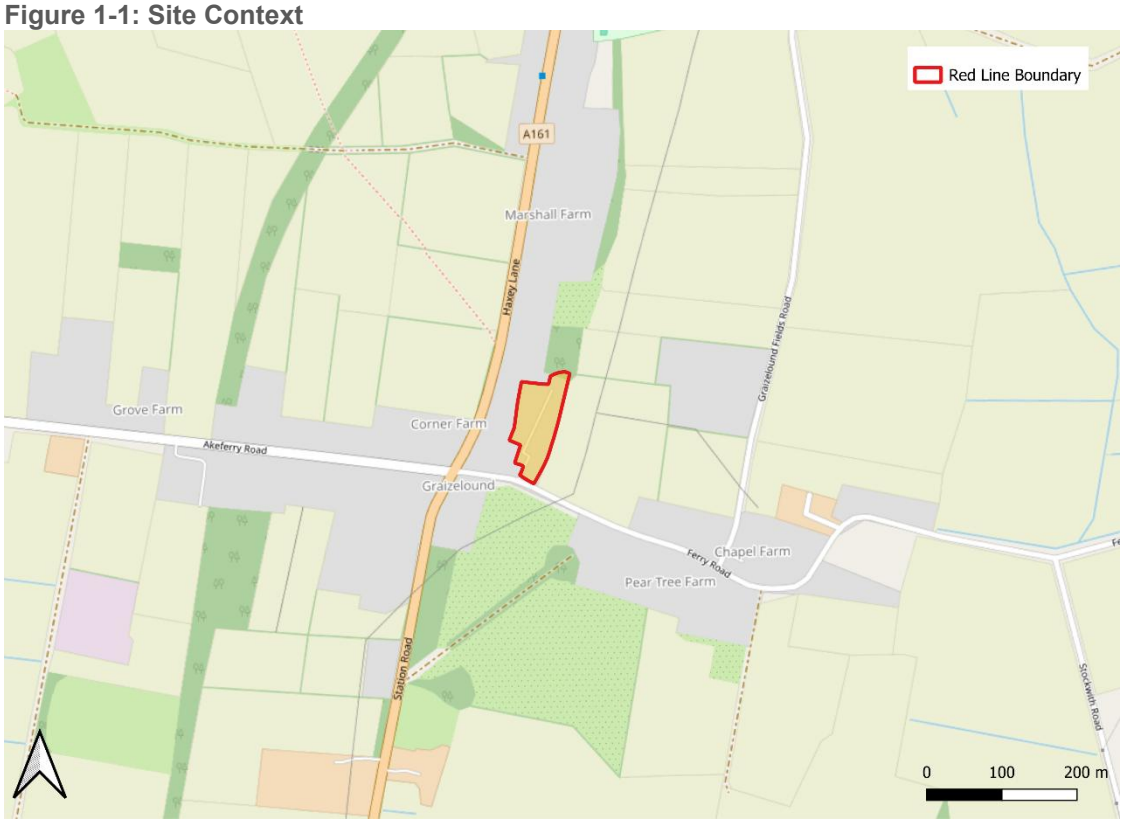
1. BACKGROUND INFORMATION

1.1 This Preliminary Ecological Appraisal (PEA) has been completed on behalf of GraceMachin for the Site Cumberworth Lodge, Main Street, Haxey, Doncaster. The proposal includes the re-development of the Site including conversion of the buildings for use as school/ care facility for children.

Site Details

1.2 The Site is located in rural Haxey, Doncaster at grid reference location: SK 77337 98792.

Figure 1-1: Site Context



Purpose of This Report

1.3 This PEA provides baseline data and recommendations for mitigation, compensation and enhancements as appropriate as well as recommendations for any further surveys if necessary. It is produced with due consideration for best practice (CIEEM, 2017) and the British Standards Institution (BSI, 2013).

2. LEGISLATION

2.1 Legislation relevant to this assessment are as follows:

- The Conservation of Habitats and Species Regulations 2019 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Environment Act 2021;
- The Biodiversity Gain Requirements Regulations 2024;
- The Wild Mammals Act (1996);
- The Protection of Badgers Act 1992
- Hedgerow Regulations 1997.
- Natural Environment and Rural Communities (NERC) Act 2006; and,

2.2 The National Planning Policy Framework (NPPF, 2024) informs Local Planning Authorities planning policies and when reviewing planning applications affecting features of value to nature conservation.

2.3 The NPPF is available at https://www.gov.uk/guidance/national-planning-policy-framework.

2.4 Local Policy relevant to the Sites authority area has also been reviewed as necessary including the Greater Lincolnshire Nature Recovery Strategy and supporting interactive mapping tools[1].

[1] Available at: https://maps.glnp.org.uk/greater-lincolnshire-nature-partnership/maps/121dccaa-c5fb-11f0-b189-02af6ed49e2d/lnrs-actions#

3. METHODOLOGY

Zone of Influence

3.1 The defined Zone of Influence (ZOI) for any proposal is related to the significance of sites and species which may be present in the surrounding landscape. For this small scale scheme the following ZOI have been established for designations.

Table 3-1: Designated Sites and Zone of Influence

TYPE	DESIGNATION	ZOI FOR THIS SCHEME
International Sites (Statutory)	Special Protection Area (SPA) Special Area of Conservation (SAC), and Ramsar sites	5km
National Sites (Statutory)	Sites of Special Scientific Interest (SSSI) and Local/ National Nature Reserves (LNR/ NNR);	1km
Off-Site Priority Habitats / Notable Trees / Woodland	Habitats listed on the priority habitat inventory/ Under the NERC Act (2006)	Within 50m

Habitat Survey

3.2 Survey work complete as part of this assessment is detailed in the table and under the relevant subheadings below.

Table 3-2: Survey Conditions

SURVEY TYPE	SURVEYOR	DATE	WEATHER
Habitat Survey and protected species scoping	Joe McLaughlin BSc (Hons) MCIEEM	19th January 2026	4°C, cold and dry

Habitat Survey

3.3 Survey was undertaken by Joe McLaughlin BSc (hons) MCIEEM. Joe has over 12 years' experience in habitat and protected species scoping assessments, has **BSBI FISC Level 4 certification**[2] for botanical assessment and is appropriately qualified for the surveys based on the CIEEM competencies for carrying out such surveys (CIEEM, 2017). Joe is registered to use a level 2 personal bat licence (2016-26529-CLS-CLS) and great crested newt licence (2015-16947-CLS-CLS), acts as the named ecologist on numerous mitigation licences and is one of a small number of consultants nationwide registered under the Bat Mitigation Class Licence scheme (RC210); all of which further demonstrates his competence to lead this type of work.

3.4 The habitat survey was completed using UK Habitat Classification System V2.0 (UK HAB, 2023) with habitat mapping complete using the DEFRA Statutory Biodiversity Metric QGIS mapping tools.

[2] Botanical Society for Britain and Ireland. Field Identification Skills Certificate: Leve 4 (competent botanist). See BSBI skills pyramid for further details: https://bsbi.org/wp-content/uploads/dlm_uploads/Botanical_Skills_Pyramid.pdf

3.5 Alongside the habitat survey the surveyor scoped for protected/notable species. Specific consideration was given to the following species: amphibians, including Great Crested Newts (GCN); birds; bats; reptiles; badgers and priority species, (e.g., hedgehog).

Preliminary Bat Roost Assessment (PBRA and GLTA)

3.6 As part of the protected species scoping a specific daytime bat survey was complete by a licensed bat worker in accordance with best practice (Collins, 2023). This included an assessment of the interior/exterior of the buildings, including access into any voids or loft spaces which bats may use.

3.7 The assessment was also extended to include trees on-Site in the form of a Ground Level Tree Assessment (GLTA). This part of the assessment focused on ingress/egress opportunities for roosting bats in association with trees. Features such as knot holes, callus rolls, split limbs, rot holes and trunk cavities were recorded in association with specific trees. Trees were given a unique reference and the trees species, location, size and diameter at breast height were recorded.

3.8 During the PBRA assessment the surveyor looked for bats in situ and evidence of bats such as droppings, urine staining, greasing and feeding remains. Equipment such as handheld bat detector, torches, endoscope, data logger and ladder were deployed at the surveyor's discretion.

3.9 Buildings, structures and/or trees are graded later in this report as to their suitability to roosting in accordance with best practice referenced above. Where necessary further survey work has also be recommended later in this report to inform the proposal.

3.10 As a secondary objective, suitability of the Site for foraging/commuting bats was also assessed considering potential flight lines, wildlife corridors, artificial lighting inputs and potential pathways to impact bought about by the prospective scheme.

Desk Study

3.11 As part of a desk-based assessment data sources listed below were searched to gather ecological data of relevance to the project, including the identification of ecologically sensitive habitats such as vegetation corridors, woodlands, watercourses, standing water and statutory designated Sites.

- Ancient Woodland/Tree Inventory;
- Multi-Agency Geographic Information for the Countryside (MAGIC Maps);
- Ordnance Survey 1:25,000 mapping;
- Local Wildlife Sites (using local interactive habitat map);
- Aerial imagery (Google Earth Pro – imagery dated 1999 - 2026); and,
- The Natural England Open Data Geoportal (Natural England Open Data Geoportal (arcgis.com)) were also accessed in respect of protected species.

Limitations

3.12 Despite efforts made during the field survey to provide a comprehensive account of the Site, it is important to acknowledge that no investigation can guarantee complete characterisation and

accurate prediction of the natural environment. Moreover, it is crucial to recognise that habitats are dynamic entities prone to changes, including the potential colonisation of species subsequent to the surveys complete as part of this report.

3.13 Habitat surveys outside the growing season April-September can provide inadequate data for such an assessment. However, based on types of habitats found, this is not considered a major constraint with all habitats present on-Site robustly assessable at the time of survey. It is however acknowledged, field signs for protected/notable species may be less common in the winter months.

3.14 In line with standard guidance, the results and recommendations within this report are valid for up to two years from the date of survey, assuming there are no significant changes to the survey Site or its immediate surroundings. Updated survey work may be required to support any future planning applications outside of this time period.

3.15 Formal ecological data request to the local ecological record centre was not complete in support of this assessment owing to the small scale and limited impact of the proposal.

4. RESULTS

Designated Sites

4.1 There are no international statutory sites within 5km and no national level statutory sites within 1km of the Site.

4.2 The Site is located within an impact risk zone for SSSI. The Scheme is not a development type which requires further consultation with Natural England on potential impact pathways.

4.3 There are no off-Site priority habitats or notable trees / woodland within the search radius set out earlier in this report listed on the priority habitat inventory.

4.4 As there are no designations identified within the ZOI that the Scheme could impact, therefore they will not be discussed further in this report.

Habitats

4.5 For baseline habitat map see Appendix 1 at the end of this report. A summary of the habitats identified on-Site are set out below in Table 4.1.

Table 4-1: Baseline Habitats

HABITAT	DESCRIPTION
Individual Trees	Individual Trees are described below: T1: Apple, 0.2m diameter at breast height, 5m tall T2: Apple, 0.3m diameter at breast height, 6m tall T3: Apple, 0.1m diameter at breast height, 4m tall T4: Monkey puzzle tree, 0.2m diameter at breast height, 6m tall T5: Cherry 0.1m at breast heights, 5m tall T6: Silver birch, 0.5m diameter at breast height, 6m tall T7: Deodar tree, 0.7m diameter at breast height, 18m tall T8: Sycamore 0.8m diameter at breast height, 17m tall T9, 10, 11,12: European Larch, 0.2m diameter at breast height, 16m tall T13, 14, 15: Hawthorn with a tree like form, 0.15m diameter at breast height 5m tall. T16: European Larch 0.15m diameter at breast height, 15m tall T17, 18: Hawthorn with a tree like form, 0.15m diameter at breast height 5m tall. T19: Common Beech 0.4m diameter at breast height, 15m tall.
Bramble Scrub	Two stands of self-set bramble located in the northern section of the Site.
Modified Grassland	Modified grassland which was tussocky in some areas from lack of management. With sward varied between 10 and 40cm. Grasses included abundant perennial rye grass, with frequent red fescue and occasional cocksfoot and rare false-oat grass. Forbs included occasional creeping thistle, broad-leaved dock, creeping buttercup, cleavers and rare ribwort plantain, white clover and common nettle. A maximum of 4 species per m^2 was encountered on-Site.

Introduced Shrubs	Habitat supported snowberry, leyland cypress, and Buddleia with rare occurrence of native holly.
Hedgerows	Hedgerows on-Site are described below: H1: Ornamental garden privet hedgerow 1m tall with ivy climbing. H2: Cherry Laurel hedgerow 2m tall and 2m wide. H3: Leyland Cypress hedgerow Leyland cypress with ivy climbing. 4m tall and 2.5m wide. H4: hawthorn hedge with ivy climbing, with holly with tree like form. 4m tall and 2m wide. H5: Leyland cypress hedgerow 10m tall and 2.5m wide H6: Leyland cypress hedgerow 10m tall and 2.5m wide H4 is a priority habitat under the NERC Act (2006). None of the hedgerows considered 'Important' under the Hedgerow Regulations 1997.
Tall Forbs	Stands of common nettle, creeping thistle and burdock.
Developed Land; Sealed Surface	Buildings and hardstanding
Artificial Unvegetated, Unsealed Surface	Compressed gravel area

4.6 No **irreplaceable habitats** were identified anywhere on-Site as part of the assessment.

4.7 **No sign of recent habitat degradation** was noted by the surveyor or identified from review of historic aerial maps.

Protected/Notable Species

Herptiles

4.8 As GCN are widely understood to be unlikely to traverse beyond 250m from any breeding pond (Franklin 1993, Oldham and Nicholson 1986, Jehle 2000, Jehle and Arntzen, 2000), and the scheme is small scale, the zone of influence for GCN is considered to be 250m for this Site.

4.9 There are no ponds within 250m of the Site. As such, through lack of viable breeding locations GCN are presumed likely absent from the locality and will not be discussed further.

4.10 However, the Site provides some scope for common herptiles such as, common frog, common toad, common lizard, grass snake and smooth newt may be located within the Site or peripheral habitats; and subsequently impacts on these species and their terrestrial habitat have to be considered further.

Badger

4.11 Potential badger sett was located along the northern boundary at grid reference: SK 77324 98840. This was a single hole, 25x10cm with lots of rabbit droppings in the entrance. As such it cannot be ruled out that this feature is used by badger, rabbits or by both species.

4.12 Given rural setting, risk of transient individual badger traversing across Site cannot be entirely ruled out.

Roosting Bats

4.13 Seven buildings located on-Site and described as per the table overleaf.

Table 4-2: PBRA Building Survey Summary

BUILDING	DESCRIPTION	BAT ROOSTING POTENTIAL
B1	Building one is a two-story residential building, where the first floor is within the roof space. It is constructed from red brick in good condition, with white rendering across the brickwork. There is a small protruding wooden porch by the front door entrance. There are several sections to the roof including three protruding dormer windows with hanging tiles present. All of the roof tiles, including the hanging tiles, appear to be present and intact and no obvious roosting features for bats or access points noted, However lead flashing between the dormer windows and the roof is slightly lifted and gaps are present where bats could access roof voids. In the main structure was no accessible loft void as the area has been converted to living space. Based on the design of the roof, there is likely small voids at the eaves – however there was no access to these voids. There is one small loft space at the rear of the property (which appears to be an extension). It has a trust roof construction and is approximately 3m to the ridge board. It is lined with bitumastic felt, and there is a breeze block gable wall at the north. The loft is partially boarded out and loft insulation is present. No evidence of bats was present.	**Moderate**
B2	This is a derelict construction, made of wooden beams and corrugated plastic, and metal walls and roofing. There is no potential access for roosting bats and no roosting features noted. No evidence of bats was recorded.	**Negligible**
B3	This is two connected double garages with a walk-through between them. it's constructed from pebbledash, prefabricated walls with wooden facias present. It has a corrugated metal flat roof. There are several access routes for bats into the interior of the building, including from the partially open garage doors, open wooden door at the south side of the structure and no doorway being present on the walk-through between the garages - however internally no roosting features for bats were noted.	**Negligible**

B4	Building four is a very long building that is connected with several walkways and has many different roof pitches. It is primarily brick built with white rendering, which although there is signs of weathering it is all still intact. Some of the gable walls have parapet walls, and some are without. The majority of the building is single storey, however at the south of the property there is a two- story section with one pitched roof and one hipped roof. The two-story roofs are in poor condition and at the gable you can see potential access for bats under the roof tiles. There are several chimneys present and on tiled section, the tiles are generally in good condition. However, there are small gaps under the hip tiles present, which provide access for bats into the roof void. Additionally, lead flashing around the chimney breast appears to have small gaps underneath potentially providing access for bats into the property. • Loft A (LA) was inaccessible as the hatch was locked shut. • LB was 'X' shaped loft space with a trussed roof construction lined with bitumastic felt. There are four breeze block walls and it is being used for storage and a water tank. It has loft insulation throughout. Mouse droppings recorded throughout the loft space. • LC was 2.5m to the ridge board with a trussed rafter construction. It was lined with loft insulation, and the roof was lined with breathable membrane. There is no evidence of bat droppings and no light gaps (providing potential access points for bats noted. This loft void is accessible via two different loft hatches. • LD follows on from a small section of LC, and is accessed via a very large loft hatch, approximately one meter squared. It has a trussed roof construction and loft insulation present, and is bitumastic felt lined. Evidence of mice, but no bat droppings noted. • LE has two main sections one is within the hipped roof. There very old loft insulation present. Access throughout the lost void was limited due to health and safety (no where to stand due to the joists being covered by loft insulation), however there were light gaps throughout showing potential access for bats from the eaves and ridges. The part of the roof that is within the pitched roof section was completely inaccessible due to health and safety (as above). However, it appears that there may be a window within the loft void (as what was visible was well lit). This part of the roof is lined with a bitumastic felt and light gaps were seen from where a safe standing position could be achieved. Loft Plan Below: 	**Moderate**

BUILDING	DESCRIPTION	BAT ROOSTING POTENTIAL
B5	B5 is a two-story construction made from brick that has white rendering throughout, with double glazed windows. It has a tiled roof with ridge tiles present, all in good condition. At the gable all the mortar appears to be intact. At the south of the property is a single story section of property has a sloping corrugated roof. Internally the two-story section of the property, there is a loft hatch leading to a void that span the length of the two-story section of the property. It is approximately 1.5m to the ridge and it's been lined with breathable membrane, at the south of the loft. The ceiling has fallen through into the first floor of the property with extensive water damage throughout. It's not clear what is causing the water damage, as there are no obvious light gaps within the loft space. Evidence of mice was recorded. The loft space above the single-story section of the property is partially sloping and is constructed from corrugated metal that has been sprayed with expanding foam, so no light gaps are present. No access points for bats are noted.	**Moderate**
B6	Concrete shed, which is open fronted and had a flat roof. No loft space internally with wooden flat roof exposed. No evidence of bats internally.	**Negligible**
B7	Steel shipping container	**Negligible**

4.14 None of the buildings had scope for hibernating bats.

4.15 All trees were assessed for their potential to support roosting bats. There were two with suitability to roosting as below:

- T7- Deodar. This tree had numerous woodpecker holes on the tree trunk. As such was assessed as **PRF-M** for roosting bats; and,
- T8- Sycamore. This tree had some shallow cavities (inward ingress at <5cm for bats) in warped trunk with scope for individual transient bats only. As such this was assessed as **PRF-I.**

Foraging Bats

4.16 The Site supports a range of habitats suited to foraging bats such as peripheral trees and hedgerows. Furthermore, given the rural setting it is likely a range of bats (including light averse species) will use the sites peripheral features for foraging/commuting.

Birds

4.17 Whilst no evidence of bird nests was recorded, the Site provides scope for a range of common bird species, and multiple access points between buildings and hedgerows/scrub.

4.18 The grassland on-Site is not considered suitable for ground nesting birds owing to disturbance pressures from Site use/management and adjacent properties to the west.

4.19 No evidence of owls was found on-Site.

Invasive Species

4.20 No invasive species found on-Site. As such they will not be discussed further in this report.

Other Species

4.21 Hedgehog cannot be entirely ruled out on Site; Due to proposed impacts on grassland on Site, small mammals are considered further in Section 5.

5. EVALUATION

5.1 This section identifies the potential effects on ecological receptors prior to mitigation/recommendations for any further work being made.

Habitats

5.2 H4 a priority habitat under the NERC (Act) 2006 as such it is considered a notable floristic feature of the Site. Whilst not priority habitats, trees on-Site are considered valuable floristic features of the Site. Proposals include the retention of some trees and H4 which is considered advantageous.

5.3 The remaining habitats within the Site are of little to no floristic value. As such any losses are not considered a significant constraint to development from a floristic perspective. Retention of peripheral hedgerows is considered beneficial predominately from a faunal perspective as all hedgerows other than H4 are non-native and have limited floristic value.

5.4 All development is required to demonstrate a net gain for biodiversity in accordance with national planning policy objectives. As such enhancements are recommended in Section 6 to provide a net gain for biodiversity, see Section 6.

Species

Common Herptiles

5.5 Despite likely absence of GCN locally, the Site is suited to common amphibian and reptile species. However, it is considered unlikely that the small-scale development would present a major risk to any extant population. As such, instead of a suite of surveys for common herptiles, individuals should be displaced from Site by sensitively conducted vegetation clearance essential to protect such species from injury and killing, as set out in Section 6.

Badger

5.6 As a potential badger sett is located on-Site. Further assessment is required to determine its status as active/disused sett. Given the hole is a single hole with no connected paths or holes it is presumed that if used by badger it will be an ‘outlier sett’. This type of sett is sporadically used only and often at the edges of badger territories acting as a refuge Site when foraging/commuting.

5.7 Risk of transient badger traversing across the Site during construction cannot be ruled out. As such mitigation is provided in Section 6 to mitigate this risk.

Roosting Bats

5.8 B1,4 and 5 have been assessed as having ‘Moderate’ bat roosting suitability. Similarly T7 was assessed as PRF-M and T8 was assessed as PRF-I

5.9 As such, any impacts to these structures/trees (in the absence of mitigation) risk killing/injury to individual bats and destruction to bat roosts which would negatively impact the favourable conservation status of bats if present, and would be considered wildlife offences. As such further assessment needed in respect of roosting bats.

Foraging Bats

5.10 The Site provides some value to foraging bats, including light averse species. As peripheral hedgerows and trees in the north of the Site are proposed for retention. Functionality of the Sites key foraging features is retained. As such further survey considered disproportionate. Instead, mitigation is proposed to ensure these retained features are protected from impacts via artificial lighting.

Nesting Birds

5.11 Give the lack of complex habitat matrix or nearby designations with rare/notable birds, further breeding bird surveys is disproportionate. However, as buildings and the vegetation on Site will be impacted by the Scheme, there is scope for nests for common species to be lost or destroyed and nesting birds to be killed/injured which would result in wildlife offences being committed. As such mitigation provided in Section 6 to address this risk.

Other Species

5.12 The Site may provide habitat for species such as hedgehogs. As such, mitigation is provided in Section 6 for small mammals.

6. RECOMMENDATIONS

Habitats

6.1 To reduce pollution risks the Pollution Prevention Guidelines as listed below should be consulted to advise on pollution control practice's and to ensure construction works are undertaken responsibly:

- PPG1: General Guide to the Prevention of Pollution;
- PPG2: Above Ground Oil Storage Tanks;
- PPG3: Use and Design of Oil Separators in Surface Water Drainage Systems;
- PPG6: Working at Construction and Demolition Sites; and,
- PPG21: Pollution Incident Response Planning.

6.2 Any chemicals or environmentally hazardous material must be kept in dedicated stores, storage tanks will have appropriate bunding and the possibility of fuel spillages will be minimised through good site management.

6.3 Trees and hedgerows proposed to be retained/located adjacent to the Site should be protected during works in accordance with BS 5837: 2012 with the root protection zone protected.

6.4 Whilst the other on-Site habitats are of little floristic value and their losses are not considered a major constraint, and any losses proposed on-Site will be considered as part of a supporting BNG Assessment submitted as part of the eventual planning application.

Protected/Notable Fauna.

Common herptiles

6.5 With regards to common reptiles and amphibians, mitigation is provided to implement alongside construction to mitigate risks of injury/killing. Removal of habitats should be cleared using a systematic approach sensitive to the risk of these species being present. Furthermore, precautionary working measures should be adopted during construction to limit risks to common reptiles and common amphibians. This should be complete as follows:

- Any stored materials/plant should be checked by hand before removal from Site;
- Avoidance of creating rubble piles on-Site during construction. If this happens, a Suitably Qualified Ecology (SQE) should be contacted to assist with removal;
- Vegetation cleared should not be piled on-Site. It should instead be moved immediately from Site and not left overnight;
- Any excavations should be backfilled on the day they are created or alternatively, an escape ramp installed at the end of each working day to allow fauna to escape;
- Vegetation clearance of habitats such as hedgerows, scrub, grassland, trees (due to root systems and suitability to refuge seeking herptiles) should only occur in temperatures above 9^{o}C;

- The vegetation should be reduced to 150mm using hand tools. Once this initial step is complete the habitat should then be left overnight (allowing fauna to freely disperse as habitat becomes less favourable for refuge). Clearance should focus on working from towards the retained periphery habitats, too allow fauna to disperse freely; and,
- Avoidance of gully pots installed as part of the Sites drainage solution, unless equipped with herptile escape features, or off set from the kerb by at least 10cm.

6.6 If faunal species are found at any point, works should stop and a SQE should be contacted for advice (if one is not already on-Site). Contractors should not handle fauna if found.

6.7 Retained periphery habitats should ideally be Heras fenced during construction to avoid accidental encroachment.

Badger (and other Small Mammals such as Hedgehog)

6.8 Potential badger sett monitoring is recommended on the mammal hole found on-Site. This includes the deploying of motion sensor trail camera at the entrance for a period of 4 weeks to ascertain the holes status as an active or disused badger sett. Where the hole is found to be an active sett, and impacts are required within 20-30m of the feature, a badger development licence will be required from Natural England to close the sett. Badger setts can only be closed between July and November.

6.9 In order to protect animals including badger and other small mammals during construction phase, good practice methods should be implemented throughout works. Those prescriptions should include:

- Safe storage of chemicals;
- Covering open excavations at the end of each working day or providing an escape route for them to utilise to avoid them becoming trapped;
- Avoidance of creating rubble/earth/waste piles, which badger and other small fauna could utilise for refuge or sett excavation;
- Capping open pipe work and sensible storage of building materials within a designated compound/ storage area; and,
- Avoidance of nightwork.

Roosting Bats

6.10 B1,4 and 5 have been assessed as having ‘Moderate’ bat roosting suitability. Similarly T7 was assessed as PRF-M and T8 was assessed as PRF-I for roosting bats. In accordance with best practice (Collins, 2023) the following further survey work is recommended if impacts are proposed to the afore referenced features:

- B1, B4 and B5 require two nocturnal surveys between May and August with both surveys at least three weeks apart.
- T7 requires three nocturnal surveys between May and Agust with all three surveys at least three weeks apart. Climbed surveys (aerial assessment via rope access/ladders) are not considered appropriate owing to the perceived health and safety risk associated wit the tree in poor vigour (heartwood deteriorated).
- T8 requires checks by a level 2 licensed bat worker immediately prior to any felling/pruning/reduction. If no bats or evidence found, tree can be felled using hand tools

under the direct supervision of the licensed ecologist. If bats observed at any point work should stop and the ecologist should devise an appropriate methodology to proceed.

6.11 If as part of surveys refenced above, a bat roost is found, a mitigation licence application to Natural England is likely to be necessary to legitimise proposed impact to the relevant building/tree.

Foraging Bats

6.12 Artificial lighting should be avoided, or a lighting strategy sympathetic to nocturnal fauna should be implemented, ensuring no artificial light spill occurs towards peripheral off-Site habitats (particularly buildings/trees or any newly installed bat features as part of the scheme). Any new lighting associated with the development should follow best practice guidelines outlined in Bats and Artificial Lighting at Night (ILP, 2023).

Nesting Birds

6.13 As all species receive legal protection during nesting, it is advised to conduct any vegetation removal or initial impacts to buildings outside of the breeding bird season of March to October (inclusive). Work outside of this period (between November and February inclusive) should still be preceded by a nesting bird check carried out by contractors, as some species can nest all year round.

6.14 If it is necessary to conduct vegetation pruning/ removal within the nesting bird season, or initial impacts to buildings any works should be preceded by a nesting bird check conducted by a Suitably Qualified Ecologist (SQE). Where nests are encountered, a suitable standoff zone will be implemented, and all works in the area will cease until the chicks have fledged.

Enhancements

6.15 Three integrated bat boxes should be installed in buildings on-Site. The boxes should be installed at the wall top on elevations or at the apex on the gable and should be away from artificial lighting, doors or windows. Boxes such as the Integrated Eco Bat Box, Cavity are considered appropriate in this setting context.

6.16 Six swift bricks should be installed on-Site and installed in groups of three on buildings. These should be on gable ends at the apex. Groups should be within 0.5m of each other and away from doors or windows. Boxes such as the Ibstock Eco Habitat Swift Box are considered appropriate in this setting/context.

7. REFERENCES

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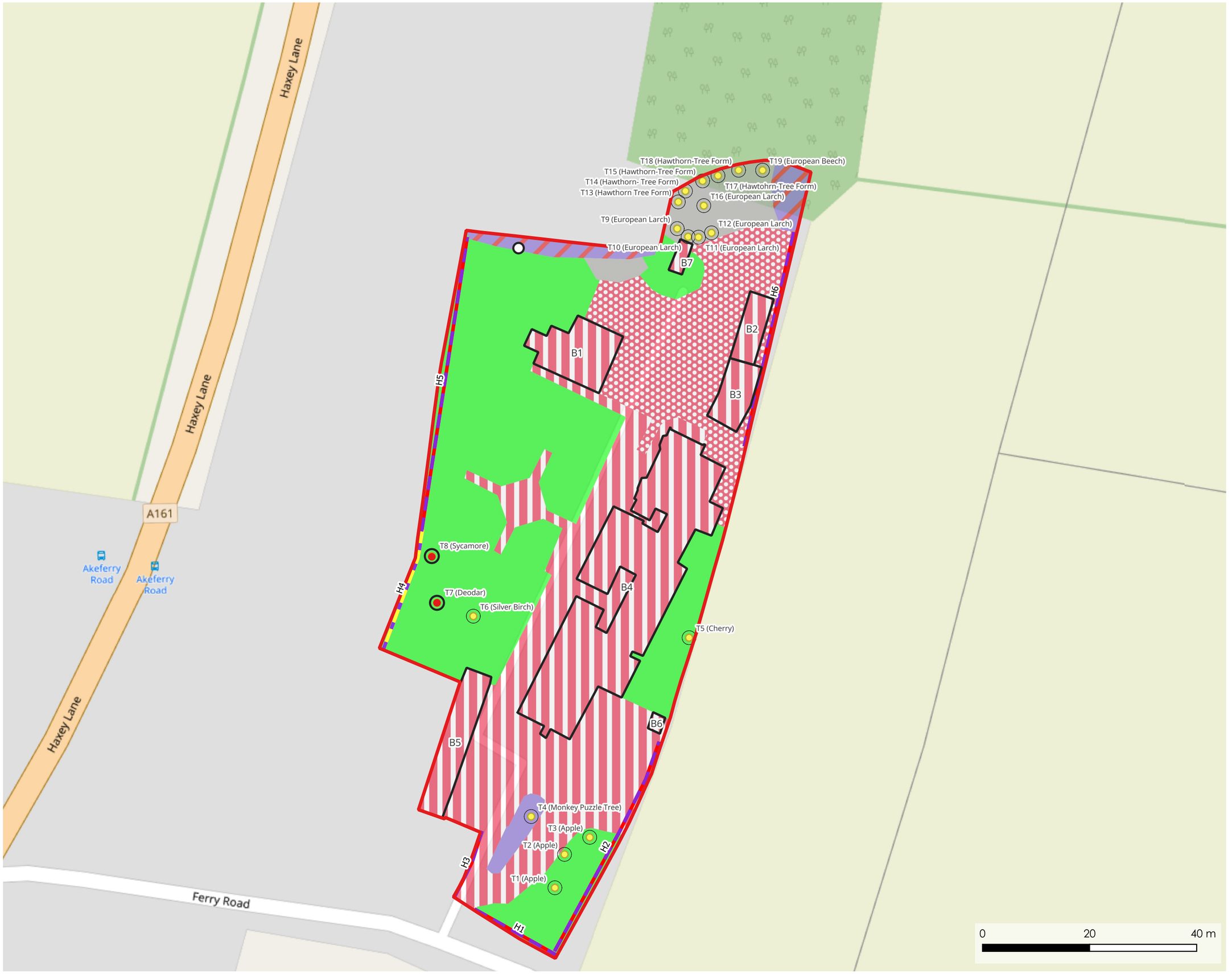
APPENDICES

APPENDIX 1: Baseline Habitat Map



Key

- Red Line Boundary
- Buildings
- Tree With Bat Roosting Potential
- Potential Badger Sett
- Existing Large Rural Tree
- Existing Medium Rural Tree
- Existing Small Rural Tree
- Non-native and ornamental hedgerow
- Native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Bramble scrub
- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Tall forbs

JM Ecology

Client

Project Title

Cumberworth Lodge

Drawing Title

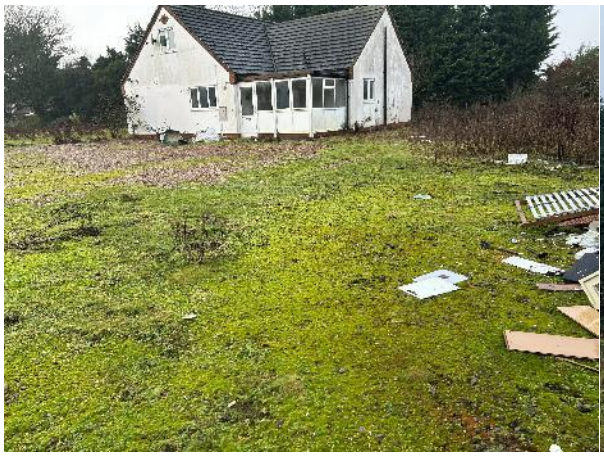
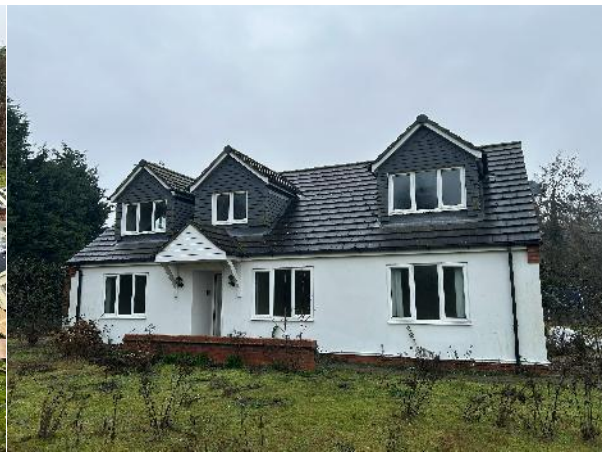
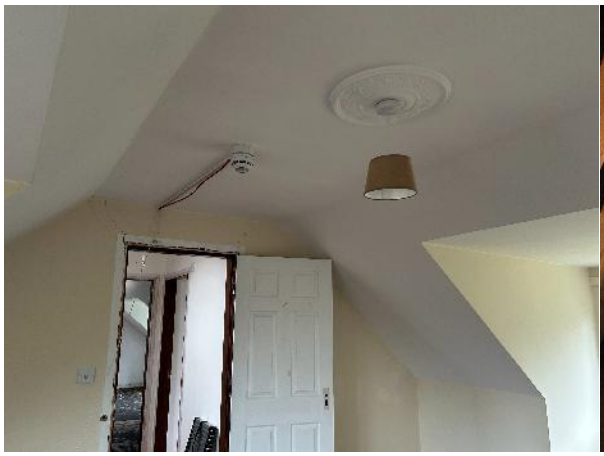
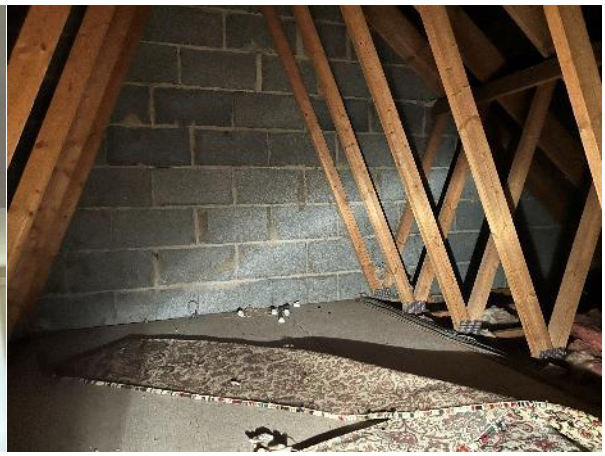
Baseline Habitat Map

Drawn:	JMcL	Reviewed:	AM
Project no:		Date:	11.02.26

Drawing Number

APPENDIX 2: Photographs

B1

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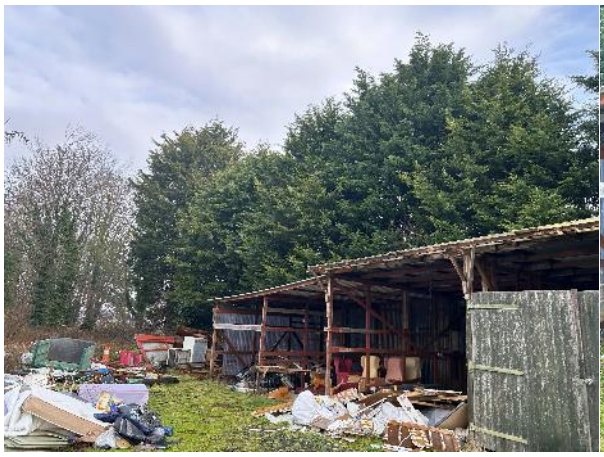
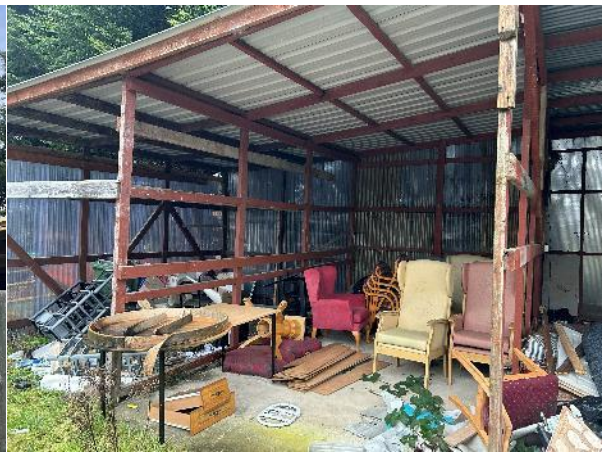

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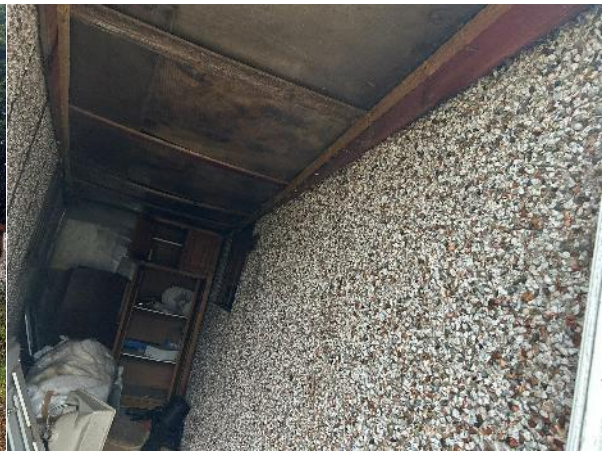
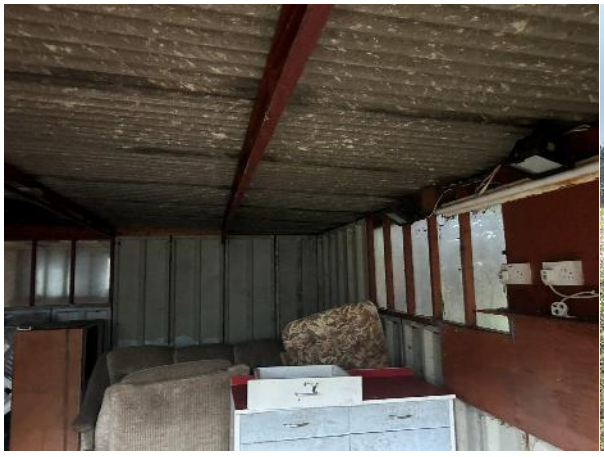
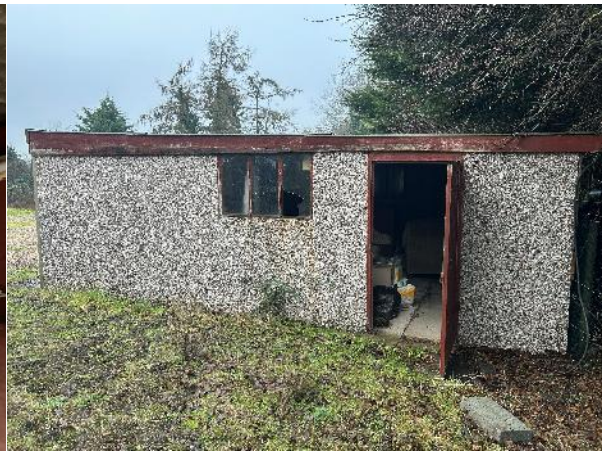

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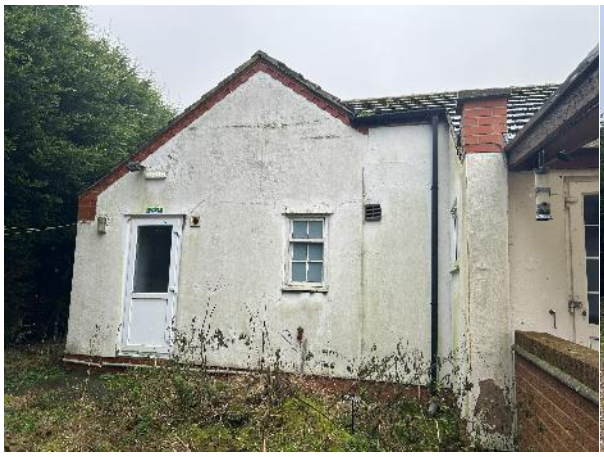
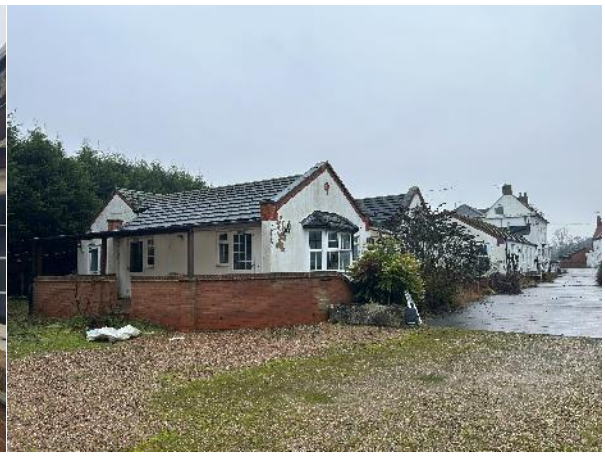
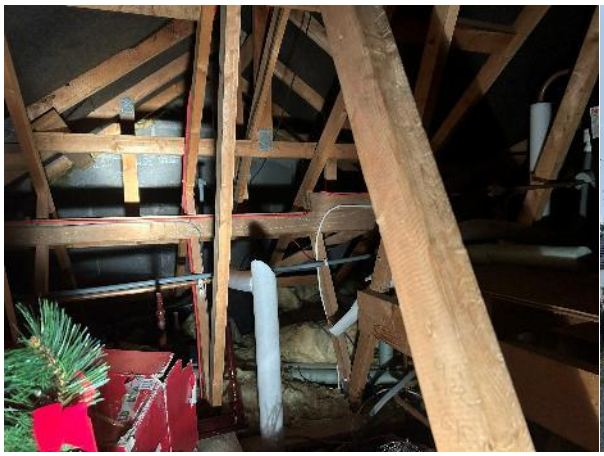
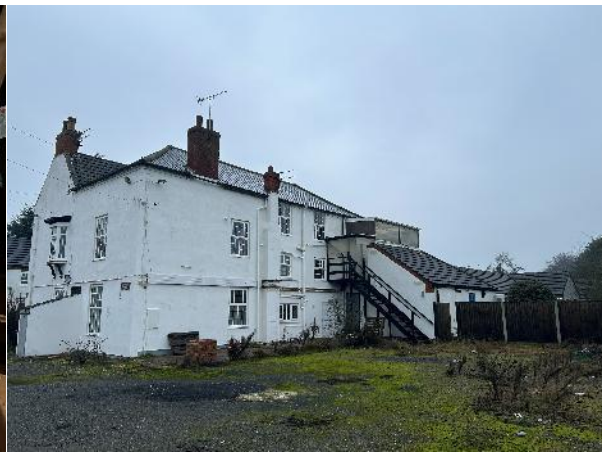
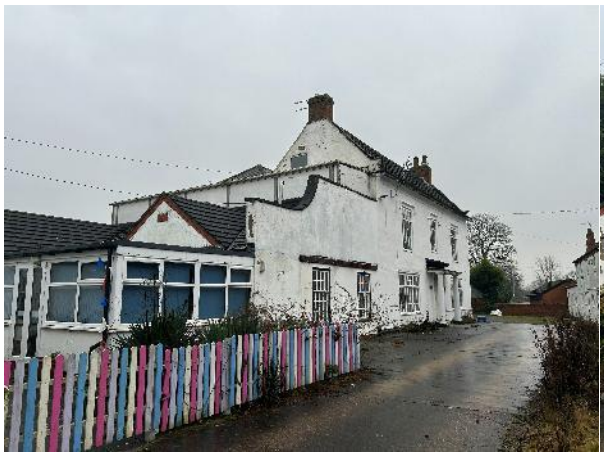
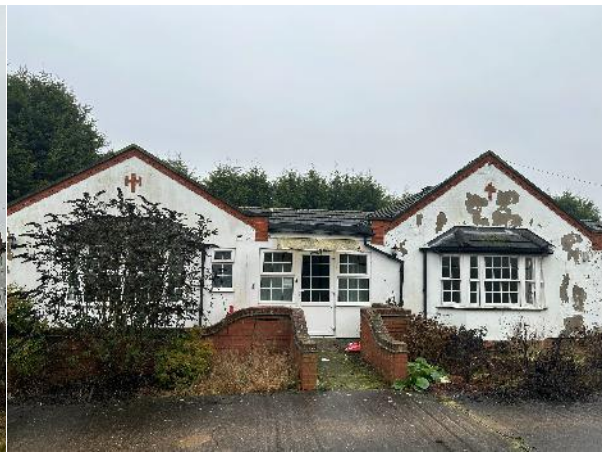

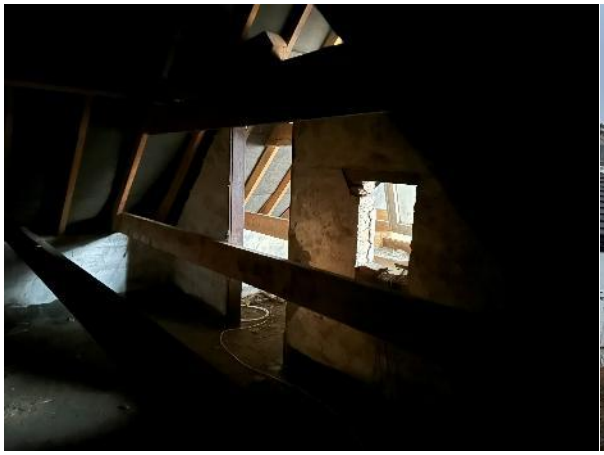

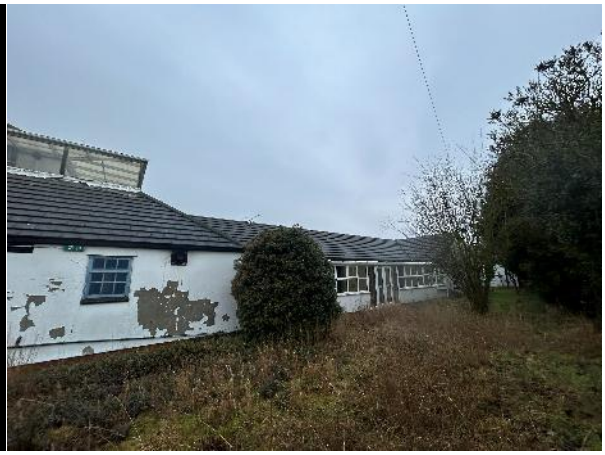

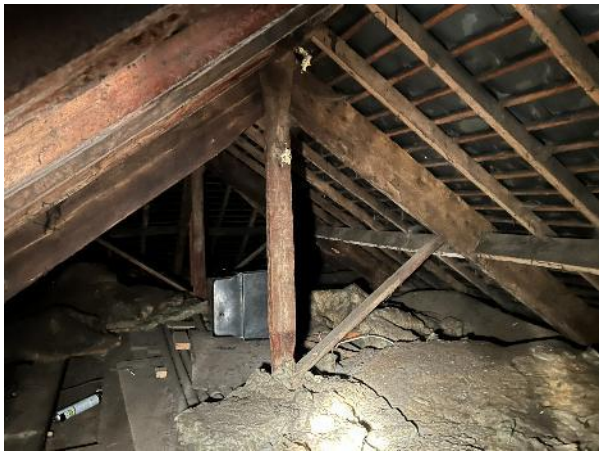

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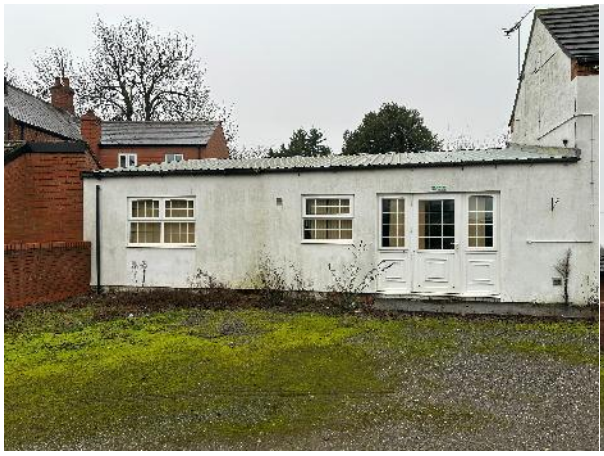
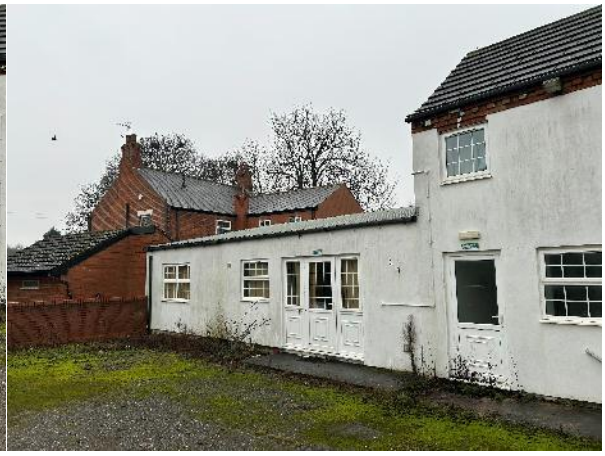
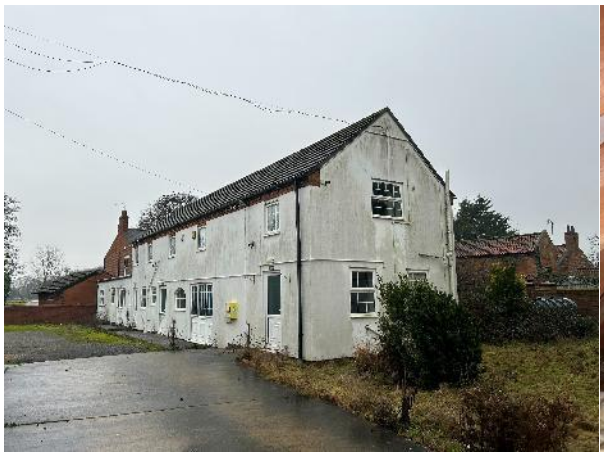
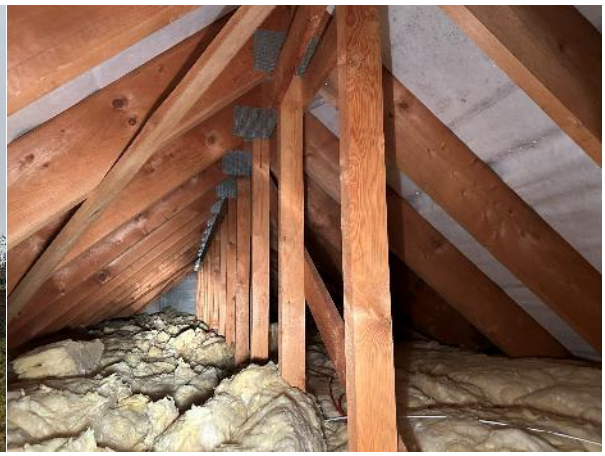
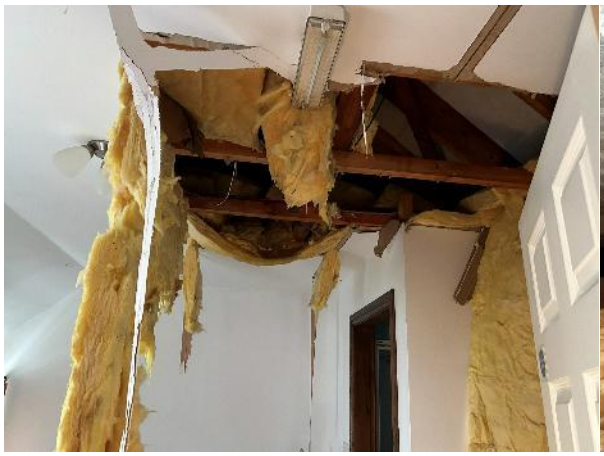
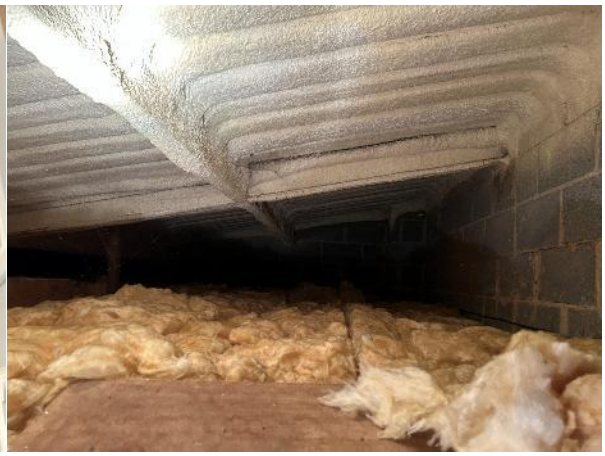

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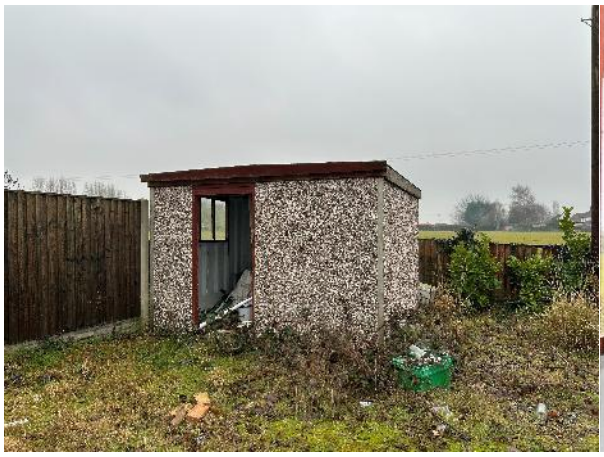
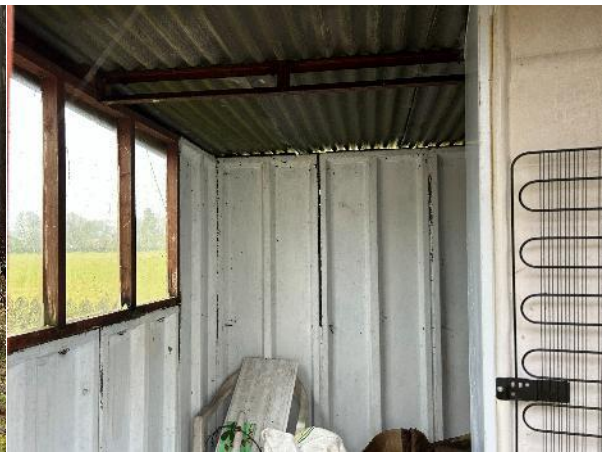
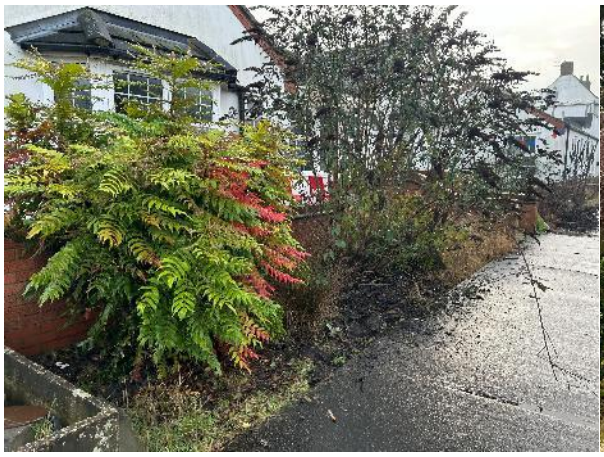
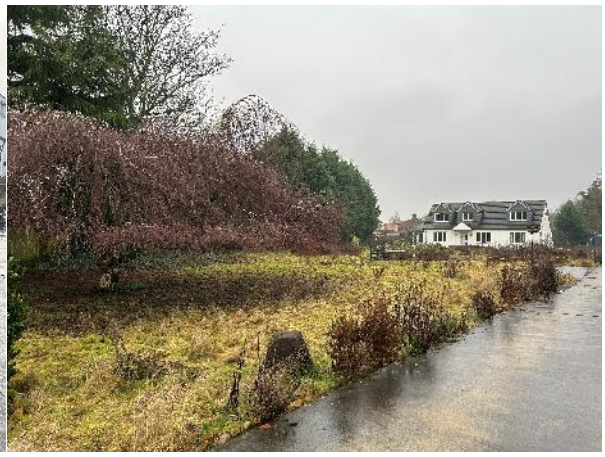
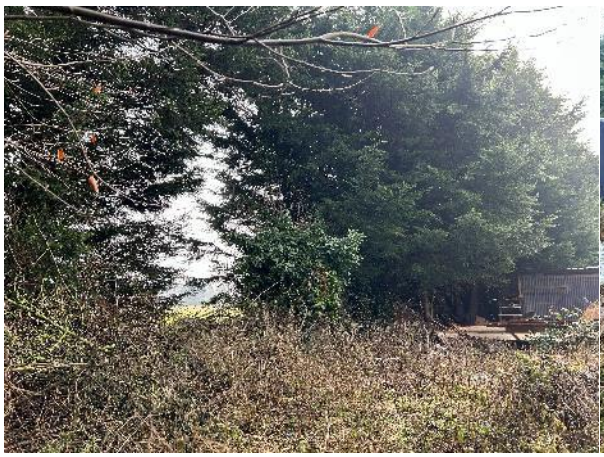
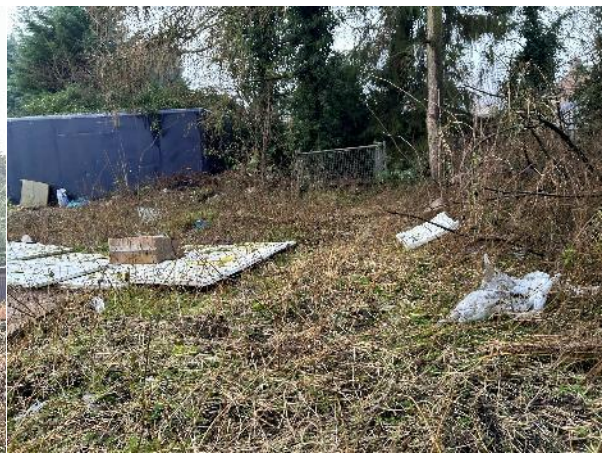




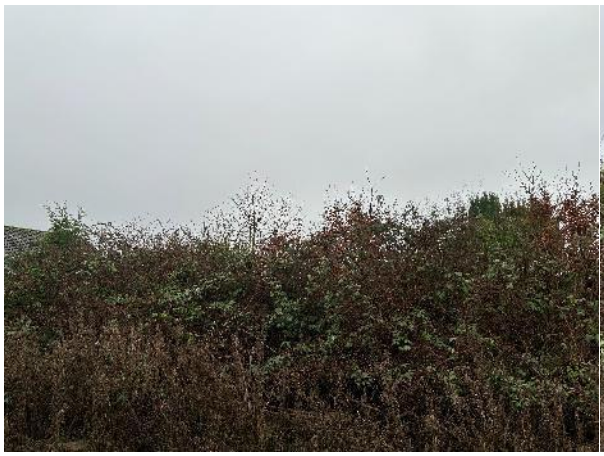
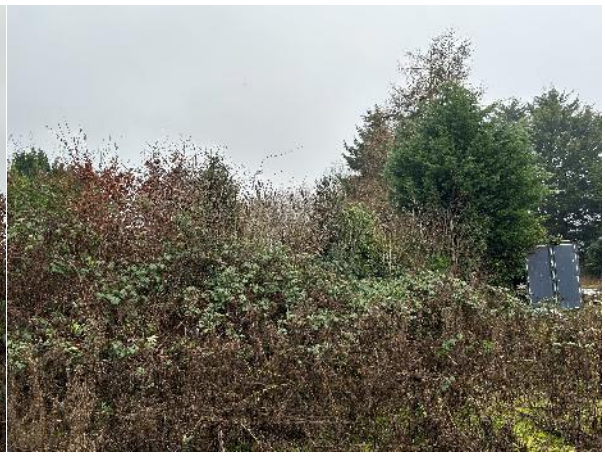
Introduced shrub / grassland

Tall ruderal

Bramble scrub

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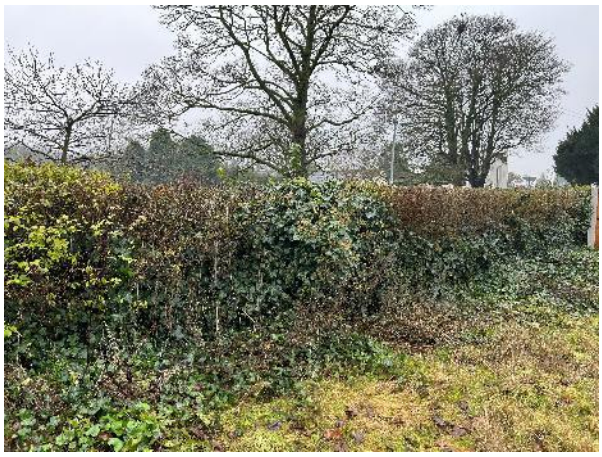

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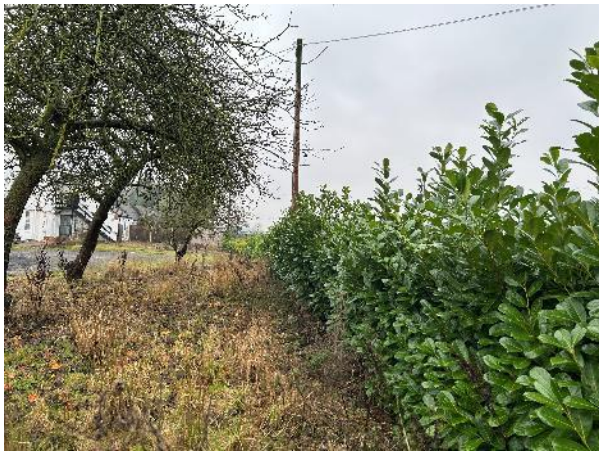

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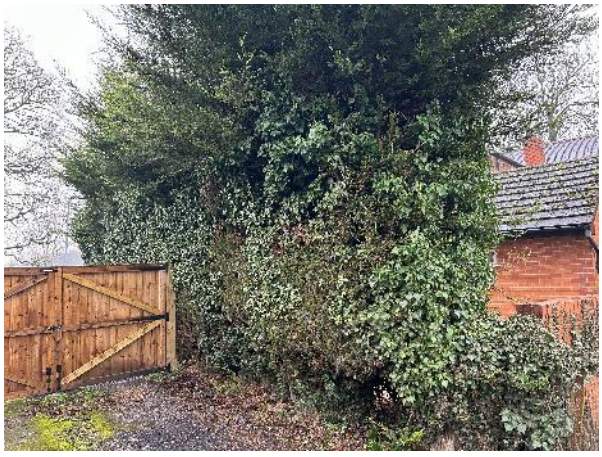

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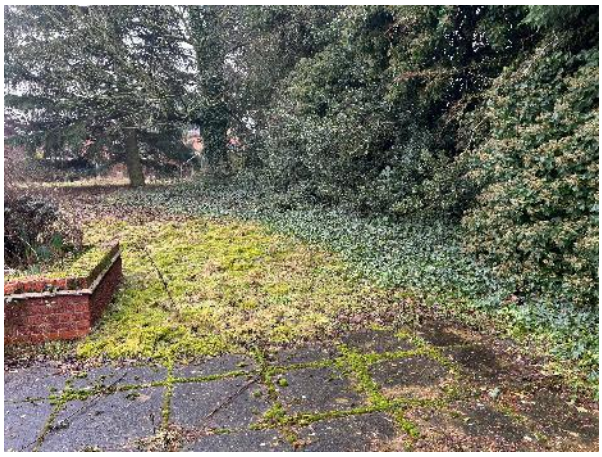

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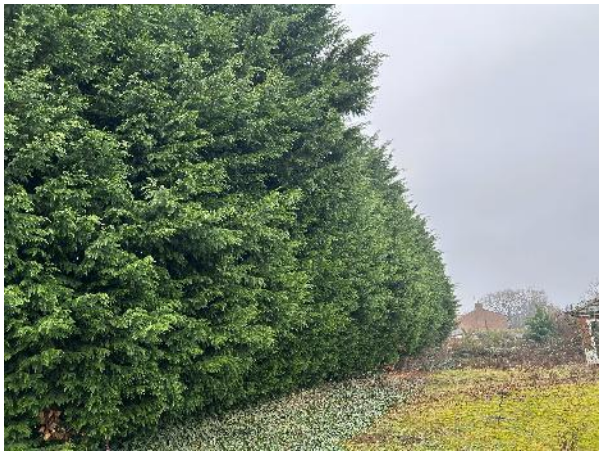

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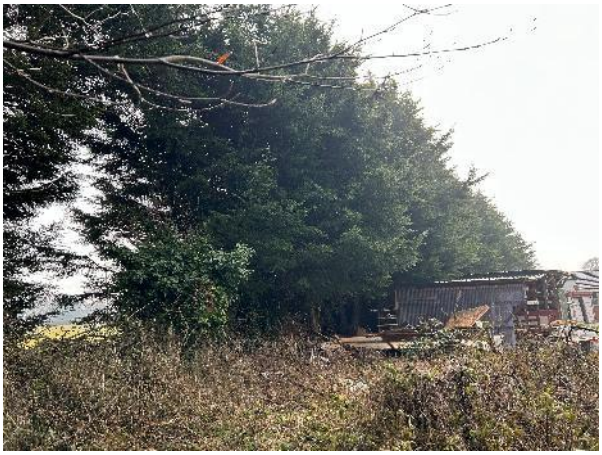
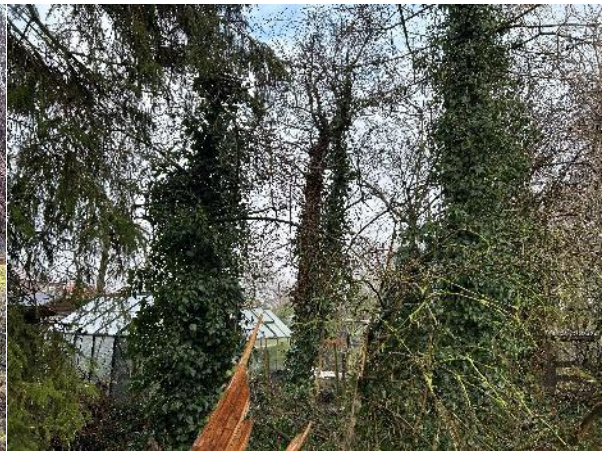
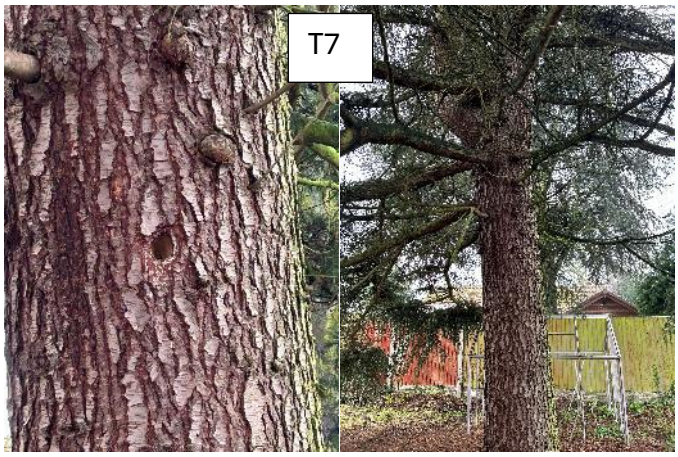
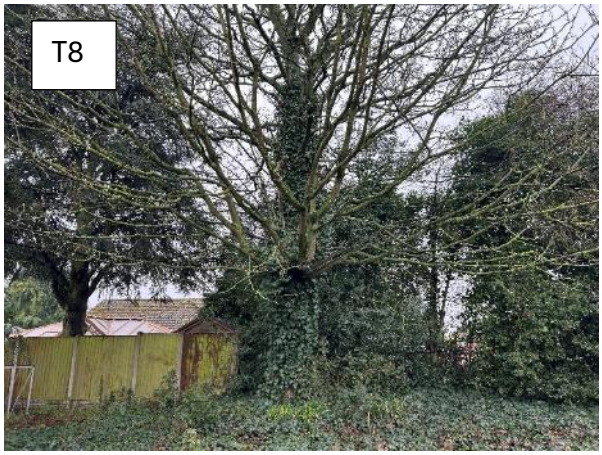


Trees







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