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Respondent Ref:
Date Received:

MELTON LOCAL PLAN – PRE SUBMISSION DRAFT (NOVEMBER 2016)

Melton Borough Council proposes to submit the Melton Local Plan (MLP) to the Secretary of State of Communities and Local Government for independent examination. Before submitting the MLP, the Council is required to publish the document and invite the public to make representations on its 'soundness'. The MLP, once adopted will be the development plan for Melton Borough.

This form has two parts:

- Part A: Personal Details
- Parts B and C: Your representation(s).

When making representations, **please use a separate Part B form for each policy or paragraph you wish to comment on**. **Before completing the form you should read the accompanying Guide to Making Representations.** Please ensure that your representation relates to the correct test of soundness (details can be found in the Guide to Making Representations)

Completed forms should be returned to the address below no later than **Monday 19th December, 2016. Representations received after this deadline will not be accepted.**

Planning Policy Team
Regulatory Services
Melton Borough Council
Parkside, Station Approach
Melton Mowbray
Leicestershire
LE13 1GH

Alternatively, you can access this form on the Council's website http://www.melton.gov.uk/localplan/site/index.php and print it out or complete it electronically and e-mail your response to planningpolicy@melton.gov.uk

Representations can also be made via the Council's on-line consultation portal - https://meltonboroughcouncil.citizenspace.com

PART A: ABOUT YOU/YOUR ORGANISATION *(If you are an agent, please complete the personal details of your client in 1 and complete agent's details in 2).*

1. Personal Details	**2. Agent's Details** *(If applicable)*
Full Name:	Full Name & Company:
Mr Tony Stimson	Mike Sibthorp
Organisation (if applicable)	Organisation/Client Representations on Behalf Of
Stimson developments	Mike Sibthorp Planning
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[redacted]	Logan House Lime Grove Grantham
Postcode:	Postcode:
[redacted]	NG31 9JD
Email:	Email:
[redacted]	[redacted]
Contact Number:	Contact Number:
[redacted]	[redacted]

Number of Representations Enclosed:	1
Signature:	[redacted]
Date:	14/12/2016

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Respondent Ref:	Representation Ref:

Name/Organisation:	

PART B: YOUR REPRESENTATION *(This section will need to be completed for each representation made. Please photocopy or download from the council's website Part B of the form as required.)*

3. Which part of the Melton Local Plan: Pre-Submission Draft does your representation relate to? *(Please enter the paragraph/policy number)*

Paragraph:	4.73/4.74/5.47	Policy:	C1(A) / C1(B)	Policies Map:	SOMERBY

4. Do you consider that the Melton Local Plan: Pre-Submission Draft is? *(Please tick the appropriate box)*

	Yes	No
1. Legally Compliant:		
2. Sound:		X
3. Complies with Duty to Co-operate:		

**The considerations in relation to the Local Plan being "sound" are explained in paragraph 182 of the National Planning Policy Framework. If you have entered "No" in relation to 4(2), please go to question 5. In all other circumstances, please go to question 6*

5. Do you consider that the Melton Local Plan: Pre-Submission Draft is unsound because it is not any of the following? *(Please tick the appropriate box)*

1. Positively Prepared	X	2. Justified	X	3. Effective	X	4. Consistent with National Policy	

6. Please give details of why you consider the Melton Local Plan: Pre-Submission Draft is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Melton Local Plan: Pre-Submission Draft or its compliance with the Duty to Co-operate, please use this box to set out your comments. *(Please continue onto a separate sheet if you require more space)*

SEE ATTACHED STATEMENT

7. Please set out what change(s) you consider necessary to make the Melton Local Plan: Pre-Submission Draft legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the Melton Local Plan: Pre-Submission Draft legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. *(Please continue onto a separate sheet if you require more space)*

SEE ATTACHED STATEMENT

Please note: *Your representation should cover succinctly all the information, evidence necessary and supporting information necessary to support/justify the representation and suggested change, as there will not normally be a subsequent opportunity to make further representations based on this original representation.*

After this stage, further submissions will only be at the request of the Inspector based on the matters and issues they identify at the examination.

8. Can your representation seeking a change be considered by written representations or do you consider it necessary to participate at the oral part of the examination? *(Please tick the appropriate box)*

Written Representations		Participate at the Oral Examination	X

9. If you wish to speak at the examination, please outline why you consider this to be necessary:

SEE ATTACHED STATEMENT

Please note: *The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

PART C: WHO YOU REPRESENT

To help us collate the responses to this consultation, we would be grateful if you could tell us which category best describes who you are representing *(Please tick the appropriate box)*

Melton Borough Resident	X	Planning Agent/Planning Consultant	
Developer	X	Utility/Service Provider	
Government Organisation		Amenity Group	
Other Organisation		Residents Group	
Business		Town/Parish Council	
Other *(Please state)*			

Do you want to have further involvement in the Melton Local Plan? *(Please tick the appropriate boxes)*

If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is submitted to the Secretary of State for Communities & Local Government	X
If you wish to be notified at the address/e-mail provided in Part A when the Inspector's Report is available to view	X
If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted	X
If you/your organisation wish to be included in future consultations on the Melton Local Plan	X
If you/your organisation **do not** wish to be included in future consultations on the Melton Local Plan	

Thank you for taking the time to submit representations on the Melton Local Plan: Pre Submission Draft (November 2016). It should be noted that representations cannot be treated as confidential.

MIKE SIBTHORP PLANNING
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TEL: 01476 569065 MOB: 07983 470950
E-MAIL: MIKES@MSPLAN.CO.UK

DRAFT MELTON LOCAL PLAN (PRE-SUBMISSION)

STATEMENT ON BEHALF OF MR T STIMSON, STIMSON DEVELOPMENTS IN RESPECT OF LAND AT BURROUGH ROAD, SOMERBY

1. These representations are made on behalf of Mr T Stimson, Stimson Developments, c/o Somerby Equestrian centre, Newbold Lane, Somerby, Melton Mowbray, LE14 2PP

2. These representations specifically relate to the respondent's land interests at Burrough Road, Somerby, and in particular site reference MBC/048/13, which is identified in the Pre-Submission Plan as site reference SOM3 Reserve Housing site.

3. My clients representations upon the Melton Local Plan, are as follows;

- Having regard to the assessment criteria used to consider the relative merits of sites (as set out in the Sustainability Appraisal), it is not considered that the two proposed housing allocations in Somerby represents the most suitable sites in the village for residential development.
- The proposed reserve site (SOM3) is of equivalent or greater merit to the preferred sites. The assessment matrix for the three sites, fails to take account on inherent flooding issues associated with Site SOM1 (as demonstrated through the current planning application on the site) or the open space and heritage issues associated with Site SOM2.
- Documentation submitted in connection with a current planning application on reserve site SOM3 demonstrates that there are no technical constraints to the development of the site. An ecological assessment undertaken as part of the application demonstrates that there would be no adverse ecological impacts. The significant negative effect flagged up in the Sustainability Appraisal is thus incorrect. Upward adjustment of this scoring within the Sustainability Appraisal matrix, combined with necessary downward adjustments to reflect the poor drainage and flooding characteristics of Site SOM1,and the open space and heritage issues associated with site SOM2, would result in a different prioritisation of the sites and would render site SOM3 more suitable as a housing allocation that the two other identified sites.
- It is considered that the site assessment methodology lacks transparency and does not serve as a suitable or satisfactory mechanism to assess sites. It is not clear what weighting has been applied to the individual assessment criteria, and it is considered inappropriate for equal weighting to be applied to all considerations.

- ❖ It is considered that there is adequate capacity within the village to accommodate SOM3 as an allocated (rather than a reserve) site in addition to the proposed residential allocations. The site is demonstrable suitable, available and deliverable.
- ❖ If a site is demonstrably suitable for development, and identified as a reserve site, there should be no requirement for the release of such a reserve site to be contingent upon 'evidence of the extent of public support' or a 'demonstration of the wider public benefits'. Nor should it be necessary for such identified sites to have to demonstrate compliance with each of the Criteria of Policy SS3; such matters will have already have been established by the identification of the site as a reserve site.
- ❖ These facts suggest that the plan is **not justified** and is **not effective**. It has **not been properly prepared**

The candidate sites for allocation – assessment process

4. The candidate sites for allocation in Somerby are set out in the Sustainability appraisal document. Sites are appraised against 17 sustainability considerations, and scores assigned in respect of each; a combination of red / amber / green traffic light type scores and + or – indicators and in some instances, question marks. The scoring of allocated and assessed sites is set out in Table 6.1 (commencing on page 74), Table 7.3 (commencing on page 95) and in more detail in Appendix 6: the Somerby sites being considered from Page 540 onwards.

5. As a preliminary comment, it will be noted that the scoring in these three tables , in respect of the SOM3 site (the proposed reserve site in Somerby) is inconsistent. Whilst Table 6.1 and the Appendix 6 table for the SOM 3 site are consistent with each other, Table 7.3 records different scorings for SOM 3 in respect of Criteria SA2: Education and SA6: Biodiversity. In Appendix 6 and Table 6.1 the SA2: Education score is ++? in Table 7.3 the score is +? . In Appendix 6 and Table 6.1 the SA6: Biodiversity score is --? in Table 7.3 the score is 0? .

6. Within Table 6.1 it is clear, in respect of the three chosen Somerby sites, that there is only a one + point distinction between the three allocated sites (two allocations / one reserve site). Thus the more favourable identification of site SOM3 in respect of Criteria SA6 – as reflected in Table 7.3 would represent a difference of such magnitude as to render the SOM3 the most favourable of the three allocations in terms of scoring.

7. There is some justification for a higher scoring for the SOM3 site in respect of assessment criterion SA6: Biodiversity. As part of a current planning application submitted for residential development on the SOM3 site (application ref: 16/00615/OUT, a ecological assessment of the site was undertaken, a copy of which accompanies this submission. This report highlights that there are no ecological barriers to the development of the site, and that there is scope as part of any site development to enhance the biodiversity and ecological potential of the site, details of which are outlined in the report. Thus, we would contend that the Table 6.1, Table 7.3 and Appendix 6 scores in respect of SOM3 are

incorrect. The ecological assessment recommendations, if implemented will ensure a positive overall score (we would suggest at least a + score based upon the scoring methodology set out on page 17 of the SA.

8. We would also highlight the following additional inconsistencies in terms of site scoring in relation to the three selected Somerby sites;

   - In respect of Site SOM1: There are known drainage and flooding issues associated with the site. In relation to current application ref: 16/00100/OUT, there is clear evidence of outstanding, unresolved drainage and flooding related objections to the development of the site. This does not comprise flooding from rivers, but fundamental site drainage conditions, that result in frequent flooding. This has resulted in significant local objection and an outstanding objection from the Lead Local Flood Authority. Development will result in significant off-site flooding effects. In the circumstances, the present scoring of the site is not justified. A – scoring against SA16 would be more appropriate in this case.
   - In respect of Site SOM2: High Street; included within the allocated site is a sizeable public open space and play area. There is no policy indication that this open space and play area are to be retained. A consequence of the development will therefore be the loss of an existing open scape area and recreational facility. The SA assessment takes no account of this loss in its scoring against criteria SA14. Retention of the open space area would impinge on the overall site yield and may impede access options into the site.
   - In respect of Site SOM2: High Street; part of the eastern end of the site falls within the Somerby Conservation Area. In this respect, the SA conclusions at Criteria SA7 is incorrect; the Appendix 6 response suggests that the site is '*assessed as having heritage asset / setting issues outside the site which can be mitigated*.' There are actually heritage asset issues within the site. These are more likely to result in negative impacts, and the scoring conclusions are therefore not justified in this case.

9. These matters have a great significance in this instance. The published scoring of the three sites suggests an equality between thee three considered sites, save for a singe + score difference on the SOM3 site relating to distance to the doctors surgery. If one factors in;

   - A more positive scoring of site SOM3 in respect of ecological matters (SA6)
   - A more negative scoring of site SOM1 in respect of flooding issues (SA16)
   - A more negative scoring of site SOM2 in respect of heritage matters (SA7)
   - A more negative scoring of site SOM2 in respect of loss of open space issues (SA14)

   then a completely changed scoring and ordering of the three candidate sites would arise. In our assessment reserve site SOM3 would be rendered the most suitable of the three sites. This would in our view support the allocation of the

site as a preferred residential allocation in preference to either of the two alternative sites.

10. We believe this highlights an unsoundness in the plan preparation process, in that there are assessment errors and shortcomings that have improperly slewed the scoring and allocation decisions in respect of the Somerby sites. We believe that these shortcomings may be addressed by re-appraisal along the lines we suggest above.

Reserve sites

11. Reserve housing sites are inherently suitable sites to be developed. They are identified as a safeguard against housing under-delivery, to be brought forward in the event that allocated sites do not materialise as anticipated, or, in the event that housing land supply dips below the five year requirement. In this respect identified reserve sites must be seen to be demonstrably suitable for development, and readily available to be delivered in the event of underperformance. In this respect, they should not be regarded necessarily inferior sites to chosen allocations; in effect they are equally suitable for allocation; but not necessarily required at the present time (although that is questionable at the present time given the substantial 5-year supply shortfall).

12. Thus in allocating reserve sites, it is essential, that there are clearly specified circumstances when reserve sites will be considered for release, and, that there should be no subsequent barriers to a grant of planning permission following release.

13. It is not considered that the limited references to the release of reserve sites (in Paras. 4.73, 4.74 and 5.4.7 together with Appendix 5 offer sufficient clarity about when the release of reserve sites will be considered and indeed, which reserve sites would be considered for release. The Appendix 5 monitoring framework identifies target levels of completions at 5 year intervals. In our view, this is not sufficient in itself to clarify when and how reserve sites will be considered for release. There is no clearly specified trigger for when a 'reserve' site or sites will be released. Furthermore there appears to be no allowance for lead-in times to allow for, for example, infrastructure provision and planning application processes. As such there is no indication of what these lead-in times might be. There is no indication as to which of the reserve sites will come forward or when or in what sequence. This in turn could delay their eventual delivery and consequent risk to maintaining a five-year land supply.

14. Moreover, there should be no unreasonable barriers placed in the way of bringing reserve sites forward. In our view the criteria to be taken into account for the release of reserve sites would represent unreasonable barriers.

15. If reserves sites have been assessed and identified as suitable within the Plan (which the evidence of the SA would suggest they have), it should not then be necessary, as Policy C1(B) suggest to demonstrate 'evidence of community support' or to demonstrate the 'wider public benefits arising from the development'. Nor should it be necessary, in the case of specifically identified and map-defined reserve sites for such sites to also have to demonstrate

compliance with the criteria of Policy SS3. Policy SS3 specifically to unallocated windfall sites. It is inappropriate in our view to subject allocated reserve sites to a further assessment at the application stage to determine suitability. The whole purposes of a reserve site are to identify suitable sites that could be brought forward quickly if required. The criteria listed in policy C1(B) combined with the need to assess proposals against Policy SS3 represent substantial and unnecessary barriers. If the sites have been assessed and deemed suitable for inclusion in the plan, further appraisal of the overall merits of the site should be unnecessary. The need to demonstrate community support and wider public benefits represent potential barriers that would delay or preclude the delivery of reserve sites. This goes to the **effectiveness** and **soundness** of the plan. In our view the provisions of Policy C1(B) need to be substantially revised. Barriers to the delivery of reserve sites should be removed. The principle of developing allocated reserve sites need not be re-assessed as part of the development management process.

16. Whilst a criteria based approach to reserve sites may have some relevance when sites are not allocated in the plan, in cases such as this where the reserve sites have been SA assessed and allocated, such an approach is unnecessary and unjustified.

Mike Sibthorp
Mike Sibthorp Planning

ENCLOSURE: Ecological assessment submitted in connection with application ref: 16//00615/OUT.

ECOLOGY AND PROTECTED SPECIES SURVEY

LAND OFF BURROUGH ROAD, SOMERBY, LEICESTERSHIRE

JUNE 2016

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ECOLOGY AND PROTECTED SPECIES SURVEY
LAND OFF BURROUGH ROAD, SOMERBY, LEICESTERSHIRE

Report to:	Mike Sibthorp Planning Logan House Lime Grove Grantham NG31 9JD	
Report title:	Ecology and Protected Species Survey, Land off Burrough Road, Somerby, Leicestershire	
Revision:	Final	
Original issue date:	June 2016	
Amended:	N/A	
Originated by:	Gemma Watkinson Assistant ecologist	**Date:** 15th June 2016
Reviewed by:	Helen Scarborough Director	**Date:** 21st June 2016
Approved by:	Ian Nixon Director	**Date:** 21st June 2016

The findings of these surveys will remain valid for a period of 12 months.

ECOLOGY AND PROTECTED SPECIES SURVEY
LAND OFF BURROUGH ROAD, SOMERBY, LEICESTERSHIRE

Contents

1 INTRODUCTION 1

2 METHODS 2

2.1 Data search 2

2.2 Bats 2

2.3 Badgers 2

2.4 Common bird species 2

2.5 Habitats and plant species 2

3 SITE DESCRIPTION 3

3.1 Location and grid reference 3

3.2 Semi-improved grassland 3

3.3 Site boundaries and surrounding habitats 4

4 RESULTS 6

4.1 Data search 6

4.2 Bats 7

4.3 Badger 8

4.4 Common bird species 9

4.5 Habitats and plant species 9

5 DISCUSSION AND RECOMMENDATIONS 10

5.1 Bats 10

5.1.1 Legal protection 10

5.1.2 Recommendations 10

5.2 Birds 11

5.2.1 Legal protection 11
5.2.2 Common bird species 12
5.3 Ecological enhancement 12

6 SUMMARY 13

7 REFERENCES 14

APPENDIX 1 15
Plant Species List 15

APPENDIX 2 18
Data Search Information 18

APPENDIX 3 19
Bat roost features 19

APPENDIX 4 23
Hedgehog mitigation 23

Photographs

Photograph 1: Representative view of the grassland 4
Photograph 2: View across the grassland towards eastern boundary hedgerow 4
Photograph 3: Wooden post and rail fencing separating the two fields 5
Photograph 4: Small barn in south western corner and mature ash trees on western boundary 5
Photograph 5: Stone wall along southern boundary of site 5
Photograph 6: Western boundary hedgerow and mature trees 5
Photograph 7: Northern boundary hedgerow and fence 5
Photograph 8: Dense hedgerow on north eastern boundary 5
Photograph 9: Eastern boundary hedgerow and fence 6
Photograph 10: Burrough Road and the eastern boundary hedgerow of the site 6

Tables

Table 1: Assessment of survey site to support roosting, foraging and commuting bats 8
Table 2: Common birds seen on site.....9

Figures

Figure 1: Aerial view of the proposed development site, outlined in red.....3

ECOLOGY AND PROTECTED SPECIES SURVEY
LAND OFF BURROUGH ROAD, SOMERBY, LEICESTERSHIRE

1 INTRODUCTION

Scarborough Nixon Associates Ltd has been commissioned by Mike Sibthorp Planning to undertake an ecology and protected species survey for land off Burrough Road, Somerby, Leicestershire. The survey is in connection with plans to develop the site for residential use.

The site was surveyed on 14th June 2016, in dry and cloudy conditions by Helen Scarborough (registered to use Natural England Class Licences WML-CL08 to survey great crested newts; registration number CLS000487, WML-CL19 and WML-CL20 to survey bats; registration numbers 2015-12691-CLS-CLS and 2015-12692-CLS-CLS respectively) and Gemma Watkinson.

During the initial appraisal of the site the protected species considered likely to occur were identified. These were:

- Bats
- Badger
- Common bird species

Certain protected species were scoped out of the survey; in particular it was considered that white-clawed crayfish *Austropotamobius pallipes*, common dormouse *Muscardinus avellanarius,* water vole *Arvicola amphibius* and otter *Lutra lutra* were highly unlikely to occur on the site due to lack of suitable habitat. There are no ponds on the site or within 500m of the survey site, and therefore great crested newt *Triturus cristatus* were scoped out of the survey. Due to the isolated nature of the site from other suitable habitat, and the high disturbance from horse grazing, the site is not considered suitable to support a population of common reptile species.

This report details the methods used, describes the species found on the site, discusses the results and makes recommendations for further work. English names of higher plants are used throughout the text. Plant names are those used by Stace (2010).

2 METHODS

2.1 Data search

The Leicestershire & Rutland Environmental Records Centre was consulted and commissioned on the 31st May 2016 to undertake a search for sites with statutory and non-statutory designation and records of protected species within 1km of the proposed development site.

2.2 Bats

The site and adjacent areas were assessed for potential foraging and commuting habitats for bats.

All trees on the site were assessed for their potential to support roosting bats. Any mature trees were visually checked with the assistance of binoculars for features such as woodpecker holes, broken limbs, snag ends and rot holes, dense ivy and flaking bark.

The stone wall along the boundary was inspected for signs of use by bats such as droppings associated with gaps in the stonework.

2.3 Badgers

The site was searched for signs of use by badger *Meles meles* including setts, latrines, dung pits, pathways, hairs, footprints, snuffle holes and scratch marks on trees.

2.4 Common bird species

All bird species noted on site were recorded. The survey site was searched for signs of use by nesting birds, typically old and active nests and concentrations of faecal deposits associated with a breeding site. The site was not considered to provide suitable nesting opportunities for Schedule 1 bird species.

2.5 Habitats and plant species

An extended ecological assessment survey was undertaken, not only to identify the habitats present on the survey site, but also to include more detailed information on hedgerows, plant species on site, and undertake a further appraisal of the area as habitat for legally protected species. Plant species on site were assessed against the Vascular Plant Red Data List for Great Britain, and the site was assessed against the Local Wildlife Site (LWS) criteria for

Leicestershire.

3 SITE DESCRIPTION

3.1 Location and grid reference

The site is located to the west of Burrough Road, Somerby, Leicestershire – central grid reference SK774106. It comprises a semi-improved grassland field, which has been divided into two by a wooden post and rail fence, with boundaries of fencing, walls and hedgerows, including mature trees.

The site is described below and representative photographs are included in the text. An aerial view of the site location is provided as Photograph 1. A plant list for the site is provided as Appendix 1.

Figure 1: Aerial view of the proposed development site, outlined in red

3.2 Semi-improved grassland

The site is comprised of a semi-improved grassland field which has been divided into two by a wooden fence running west to east. Both fields are grazed by horses. The grassland is dominated by perennial rye-grass, rough meadow-grass and meadow foxtail, with occasional crested dog's-tail, Yorkshire-fog, cock's-foot, smooth meadow-grass and sweet vernal-grass.

Dominant forb species seen include white clover, red clover, dandelion, creeping buttercup, meadow buttercup, daisy, selfheal, greater plantain, ribwort plantain and common mouse-ear.

Common nettle, creeping thistle and spear thistle are dominant in some areas of the fields, and there is evidence that these species have been managed by spraying.

Disturbed areas around gateways are dominated by knotgrass, greater plantain and annual meadow-grass.

Photograph 1: Representative view of the grassland

Photograph 2: View across the grassland towards eastern boundary hedgerow

3.3 Site boundaries and surrounding habitats

The southern boundary of the site is formed of buildings and a stone wall, which has several gaps within the stonework. A small stone barn forms the boundary in the south western corner, and this building has a timber roof covered with slate, several of which have slipped. This barn does not form part of the proposed works; it occurs as a boundary feature.

The western boundary comprises a fence with a hedgerow dominated by hawthorn and elder with mature ash trees. Wooden post and rail fencing also forms the northern and most of the eastern boundaries adjacent to a hawthorn and elder hedgerow with a ground flora dominated by common nettle, cleavers, cow parsley and ivy and with occasional semi-mature ash trees. Arable land is adjacent to the survey site at the north and west.

The section of hedgerow on the north eastern boundary is a dense hedgerow of hawthorn with elder and bramble, with no adjacent fencing. Burrough Road runs adjacent to the site at the east, and residential areas are found to the east of the site.

The wider landscape is dominated by areas of grazed grassland to the east and south of the site, and arable land to the north and west.

Photograph 3: Wooden post and rail fencing separating the two fields

Photograph 4: Small barn in south western corner and mature ash trees on western boundary

Photograph 5: Stone wall along southern boundary of site

Photograph 6: Western boundary hedgerow and mature trees

Photograph 7: Northern boundary hedgerow and fence

Photograph 8: Dense hedgerow on north eastern boundary

Photograph 9: Eastern boundary hedgerow and fence

Photograph 10: Burrough Road and the eastern boundary hedgerow of the site

4 RESULTS

4.1 Data search

There are no statutory sites within 1km of the proposed development site. There are five non-statutory sites within 1km of the survey site. These sites are Local Wildlife Sites (LWS), including three areas of grassland and two mature trees:

- The Earthworks Grasslands
- Somerby Meadow
- Earthworks Grassland Ash 1 (mature tree)
- Earthworks Grassland Ash 2 (mature tree)
- Southfields Farm

A candidate local wildlife site is also located within 1km of the survey site - Somerby, Pickwell Road Grassland. There are a further six Parish, District and County sites within 1km of the site, including areas of broadleaf woodland, semi-improved grassland, rough grassland and a pond.

None of the above sites are adjacent to the survey site, and the nature conservation value of these sites is not considered to be impacted by the proposed development.

Several notable species have been recorded within the area, including great crested newt in a breeding pond in 2011. This record is located over 500m from the survey site, and is separated from the survey site by land that is dominated by residential use. Therefore great crested newt are not considered to be present on the site. Grass snake *Natrix natrix* has been

recorded as recently as 2007, but due to the isolated nature of the survey site and the high disturbance on site from horse grazing, this species is not considered likely to occur on site.

There are several records for badger as recently as 2008, within 1km of the area, but the records are not from areas that are adjacent to the survey site. Although there were no signs of badger noted on the site, this is a mobile species, and the site has potential to be used by badger for foraging.

Several bat species have been recorded as recently as 2013, including pipistrelle species *Pipistrellus* in 2010, common pipistrelle *Pipistrellus pipistrellus* in 2012 and long-eared species *Plecotus* in 2012. The site has potential to support bat species, for foraging and commuting, as discussed in later sections of this report.

There are records for several notable bird species within 1km of the survey site, including a record for house sparrow *Passer domesticus* which are biodiversity action plan (BAP) species, from 2013 and close to the northern boundary of the survey site.

The full report detailing the statutory and non-statutory sites, and species records is provided in Appendix 2.

4.2 Bats

The site is considered to have negligible potential for roosting bats. There are several mature and semi-mature ash trees on the boundaries of the site, particularly on the western boundary. However, the trees did not have suitable features that would provide potential roost sites for bats.

The stone wall that forms the southern boundary of the site has several gaps within the stonework which were free from cobwebs, and have low potential to be utilised by bats as transient day roosting sites or as hibernation sites. No field signs of bats were noted within the wall or the external fabric of the barn. The small barn in the south western corner has a slate roof with gaps between the slates, which could allow access into the building for roosting bats. The interior of this barn could not be inspected for evidence of roosting bats. This building and the stone wall are not considered to be impacted by the proposed development. If it is necessary to repoint the wall or undertake work to the external fabric of these structures then further advice may be required.

The site is considered to offer moderate commuting and foraging habitats for bats within the area, and the site is connected by hedgerows to other potential foraging habitats.

The site was assessed in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition (Collins J, 2016) Table 4.1 page 35. The results of the assessment appear in tabular form below:

Table 1: Assessment of survey site to support roosting, foraging and commuting bats

Habitat	Description of features	Site value for bats
Semi-improved grassland field	Rough grassland, grazed by horses	Moderate for foraging
Boundary hedgerows	Mature trees within western boundary hedgerow, but without potential roost features Hawthorn and elder hedgerows	Negligible potential for roosting Moderate for foraging and commuting
Southern boundary wall and barn	Stone wall on the southern boundary has many gaps without cobwebs Barn in south western corner with slate roof and gaps between tiles	Potential for transient day roosting and hibernation
Surrounding habitats	Hedgerows link site to adjacent areas of potential foraging habitat, including grassland fields and woodland. Several species of bat recorded within the area including records for bat roosts within Somerby	Moderate for foraging and commuting

4.3 Badger

No signs of badger were recorded on the site. No further work or mitigation is required. However, as badger has been recorded in the area, and they are a mobile species, it is recommended that vigilance is maintained for signs of badger activity. If badger presence is suspected at any time then it will be necessary to seek advice immediately in order to ensure legal compliance.

4.4 Common bird species

All birds seen during the survey were recorded. These are listed below along with their current status as BAP species or Birds of Conservation Concern 4 (Eaton et al, 2015):

Table 2: Common birds seen on site

English name	Scientific name	BAP	BoCC
feral pigeon	*Columba livia (domest.)*		Green
robin	*Erithacus rubecula*		Green
collared dove	*Streptopelia decaocto*		Green
jackdaw	*Corvus monedula*		Green
woodpigeon	*Columba palumbus*		Green
whitethroat	*Sylvia communis*		Amber
chaffinch	*Fringilla coelebs*		Green
blackbird	*Turdus merula*		Green
rook	*Corvus frugilegus*		Green
house sparrow	*Passer domesticus*	Y	Red

The hedgerows and mature trees on the boundaries of the site provide potential nesting sites for species of common birds. A blackbird was heard alarm calling and carrying food items at the northern boundary of the site, and it is considered likely that there is an active blackbird nest within the hedgerow.

4.5 Habitats and plant species

The habitats and plant species recorded on the site are common and widespread in the local area and in the country.

The plant species recorded on the site are not listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). There are no species on site that are listed as Near Threatened (NT), Vulnerable (VU), Endangered (EN), or Critically Endangered (CR) in the Vascular Plant Red Data List for Great Britain.

The following Local Wildlife Site (LWS) scoring species for Leicestershire were recorded within the grassland fields: meadow buttercup, common sorrel, and red clover. The site would not meet the required criteria to qualify as a Local Wildlife Site. The hedgerows would not qualify as an 'important' hedgerow under the Hedgerow Regulations 1997.

5 DISCUSSION AND RECOMMENDATIONS

5.1 Bats

5.1.1 Legal protection

In England, Scotland and Wales, all bats are strictly protected under the Wildlife and Countryside Act 1981 (and as amended); in England and Wales this legislation has been amended and strengthened by the Countryside and Rights of Way (CRoW) Act 2000. Bats are also protected by European legislation; the EC Habitats Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2010 – often referred to as 'The Habitat Regs'. Taken together, all this legislation makes it an offence to:

- Deliberately capture (or take), injure or kill a bat
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of the animals to survive, breed, or nurture their young or likely to significantly affect the local distribution or abundance of the species whether in a roost or not.
- Damage or destroy the breeding or resting place of a bat
- Possess a bat (alive or dead) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost
- Sell (or offer for sale) or exchange bats (alive or dead) or parts of bats

A roost is defined as being ‘any structure or place that is used for shelter or protection’, and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.

5.1.2 Recommendations

The site is considered to have moderate potential to support foraging bats and to provide foraging and commuting habitats for bats. There are several mature trees on the site, but these are not considered to provide opportunities for roosting by bats.

It is recommended that precautions are taken to ensure bats are not disturbed during the development work. These precautions, together with suggestions for enhancing ecological diversity of the site are detailed below. Local Planning Authorities have an obligation to enhance biodiversity and ensure ‘favourable conservation status’ – the implementation of these measures will ensure legal compliance and ensure that obligations relating to biodiversity are fulfilled.

Precautionary working practices and enhancement measures for bats – Land off Burrough Road, Somerby, Leicestershire

- The existing mature trees and boundary hedgerows should be retained where possible, to maintain foraging and commuting areas for bats in the area.

- The lighting scheme for the new development will need to be designed to ensure that dark unlit areas of the site are retained, particularly around the hedgerows and any retained mature trees on the boundaries, where bats are likely to be foraging and commuting. This ensures that unlit corridors, for foraging and commuting bats, are retained.

- Install 10 bat roost units or bat boxes on the new dwellings in order to enhance the site for roosting bats. These should be placed on the northern and southern elevations respectively. Examples of bat roost units and bat boxes which could be used are given as Appendix 3.

- Avoid placing external lighting that illuminates the newly installed bat roost units.

- Seek further advice if it is necessary to undertake work on the stone walls/external building fabric which forms the site boundaries

- The soft landscaping areas within the new development should be carefully designed to include night scented flowers in order to attract moths and other night flying insects, which will provide foraging opportunities for bats, and replace those areas of rough grassland that will be lost to development. Species should include evening primrose *Oenothera biennis*, sweet rocket *Hesperis matronalis*, honeysuckle species *Lonicera sp*, lavender *Lavendula sp*, white jasmine *Jasminum officinale*, sweetbriar *Rosa rubiginosa*, night-scented catchfly *Silene noctiflora*, night-scented stock *Matthiola longipetala* and soapwort *Saponaria officinalis*.

5.2 Birds

5.2.1 Legal protection

All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while it is in use or being built
- Take or destroy the egg of any wild bird

Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

5.2.2 Common bird species

Since the site has high potential to be used for nesting by species of common bird, any site vegetation clearance work, particularly any hedgerow removal to create access for the site, should commence outside the active nesting season which typically runs from March through to late August. If work commences during the bird breeding season, a search for nests should be carried out before they begin, and active nests should be protected until the young fledge.

It is recommended that nest features for common bird species (and in particular house sparrows, which are BAP species that have been recorded during the survey) are incorporated into the new development. Details of nest boxes/features for a range of bird species can be obtained from Wildcare, Eastgate House, Moreton Road, Longborough, Gloucestershire GL56 0QJ (01451 833181) www.wildcareshop.com

5.3 Ecological enhancement

In addition to the legislation which is in place to safeguard protected species, there is also legislation and policy which imposes duties to take account of statutorily protected species and also to undertake action to prevent loss of biodiversity and species/habitats which have been identified as priorities for the UK. In England and Wales, the Natural Environment and Rural Communities (NERC) Act 2006, imposes a duty on all public bodies (including Local Authorities and statutory bodies) to conserve biodiversity – including restoring and enhancing a population or habitat. In addition, government planning policy guidance throughout the UK, provided in the National Planning Policy Framework and OPDM Circular 06/2005, requires local planning authorities to take account of protected species issues prior to determination of planning applications.

In order to enhance biodiversity and provide some 'ecological gain' on site and fulfil the Local Planning Authorities obligations under the NERC Act 2006, the following measures are recommended, in addition to the enhancement recommendations provided above for bats and common bird species:

- Use of native and locally appropriate species in the landscaping scheme, and to fill in the existing access gateway – including provision of berry bearing species such as blackthorn *Prunus spinosa,* hawthorn *Crataegus monogyna*, rowan *Sorbus aucuparia*, whitebeam *Sorbus aria*, field maple *Acer campestre*, hazel *Corylus avellana* and wild cherry *Prunus avium*.

- It is considered likely that hedgehogs occur on site, and within the adjacent habitats. Hedgehogs are a Biodiversity Action Plan (BAP) species, and their populations have declined dramatically in recent years. Simple solutions within the new development will ensure connectivity for this species between the site and the open countryside. To maintain commuting routes for hedgehogs between the area of development and the surrounding countryside, any fences that are installed should have a small hole in the bottom, 13cmx13cm, or be raised off the ground. Ideally, hedges should be used instead of fencing.

- Consideration should be given to the provision of hedgehog shelter boxes on site. A suitable location would be along the northern or western hedgerow boundaries of the development area. Further information on features for hedgehogs is given in Appendix 4.

6 SUMMARY

The site is considered to have moderate potential to support foraging/commuting bats. The stone wall on the southern boundary also has low potential to support small numbers of roosting bats on a transient basis and in hibernation. Recommendations are included in the report to retain the boundary hedgerows of the site as foraging and commuting areas for bats, and recommendations are given to enhance the development site for roosting bats.

The site has high potential for use by nesting birds. Precautionary working practices to safeguard common species of bird and suggestions for ecological enhancements within the development are provided in the report.

Enhancement measures for hedgehogs, birds, bats and habitats are provided.

7 REFERENCES

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ECOLOGY AND PROTECTED SPECIES SURVEY
LAND OFF BURROUGH ROAD, SOMERBY, LEICESTERSHIRE

APPENDIX 1
Plant Species List

ECOLOGY AND PROTECTED SPECIES SURVEY
LAND OFF BURROUGH ROAD, SOMERBY, LEICESTERSHIRE

ENGLISH NAME	SCIENTIFIC NAME
annual meadow-grass	*Poa annua*
ash	*Fraxinus excelsior*
barren brome	*Anisantha sterilis*
bramble	*Rubus fruticosus*
cleavers	*Galium aparine*
cock's-foot	*Dactylis glomerata*
comfrey	*Symphytum spp*
common chickweed	*Stellaria media*
common mouse-ear	*Cerastium fontanum*
common nettle	*Urtica dioica*
common ragwort	*Senecio jacobaea*
common sorrel	*Rumex acetosa*
cow parsley	*Anthriscus sylvestris*
creeping buttercup	*Ranunculus repens*
creeping thistle	*Cirsium arvense*
crested dog's-tail	*Cynosurus cristatus*
daisy	*Bellis perennis*
dandelion	*Taraxacum sp.*
dock sp.	*Rumex sp.*
dove's-foot crane's-bill	*Geranium molle*
elder	*Sambucus nigra*
false oat-grass	*Arrhenatherum elatius*
garlic mustard	*Allaria petiolata*
germander speedwell	*Veronica chamaedrys*
greater plantain	*Plantago major*
hawthorn	*Crataegus monogyna*
hogweed	*Heracleum sphondylium*
ivy	*Hedera helix*
knotgrass	*Polygonum aviculare*
meadow buttercup	*Ranunculus acris*

ENGLISH NAME	SCIENTIFIC NAME
meadow foxtail	*Alopecurus pratensis*
perennial rye-grass	*Lolium perenne*
prickly sow-thistle	*Sonchus asper*
red clover	*Trifolium pratense*
red dead-nettle	*Lamium purpureum*
ribwort plantain	*Plantago lanceolata*
rough meadow-grass	*Poa trivialis*
selfheal	*Prunella vulgaris*
smooth meadow-grass	*Poa pratensis*
spear thistle	*Cirsium vulgare*
sweet vernal-grass	*Anthoxanthum odoratum*
thyme-leaved speedwell	*Veronica serpyllifolia*
wall speedwell	*Veronica arvensis*
white clover	*Trifolium repens*
white dead-nettle	*Lamium album*
Yorkshire-fog	*Holcus lanatus*

ECOLOGY AND PROTECTED SPECIES SURVEY
LAND OFF BURROUGH ROAD, SOMERBY, LEICESTERSHIRE

APPENDIX 2
Data Search Information

Leicestershire & Rutland Environmental Records Centre

Leicestershire County Council
Room 400
County Hall
Glenfield
Leicestershire LE3 8RA
Tel: 0116 3054110 Fax. 0116 3057965

Ecology Enquiry Report

Client:	
Position:	
Organisation:	
Address:	
Job No:	
Ref No:	
Request:	
Location:	
Date:	

Contact details: Elaine Connor Tel: 0116 3054110 Email: Elaine.Connor@leics.gov.uk

NOT CONFIDENTIAL

Leicestershire & Rutland Environmental Records Centre

Leicestershire County Council
Room 400
County Hall
Glenfield
Leicestershire LE3 8RA

Species Report

Species	Common Name	Location	Date	Recorder	LRERC Ref	Confidential	Status
Alauda arvensis	Skylark	Somerby	18/04/2011	LROS	1000Z-70	No	BAP, NERC
Bufo bufo	Common Toad	Somerby	01/06/2013	Margaret Conner	1000Z-118 Sect 9	No	Protected, BAP, NERC
Chiroptera	Bats	Somerby, All Saints' Church (Bat Roost)	1992	BCT	S95B 2009 335	No	Protected, LBAP
Chiroptera	Bats	Somerby, High Street c (Bat Roost)	29/05/1991	Jenny Harris	S95B 1991 034	No	Protected, LBAP
Chiroptera	Bats	Somerby, High Street a (Bat Roost)	24/07/2003	Jenny Harris	S95B 2003 012	No	Protected, LBAP
Chiroptera	Bats	Somerby, High Street (Bat Roost)	07/09/2011	Bern Gibney	1621Z-06	No	Protected, LBAP
Chiroptera	Bats	Somerby, High Street (Bat Roost)	23/11/2012	Bern Gibney	1621Z-21	No	Protected, LBAP
Chiroptera	Bats	Somerby , Firdale Farm (Bat roost)	Mar-13	Hillier Ecology	1621Z-22	No	Protected, LBAP
Circus pygargus	Montagu's Harrier	Somerby	25/08/2009	LROS	1000Z-25	No	Protected
Emberiza citrinella	Yellowhammer	Somerby	18/04/2011	LROS	1000Z-70	No	BAP, NERC
Lepus europaeus	Brown Hare	Somerby, N of village	30/05/2006	Neil Hughes	1621B-09	No	BAP, NERC
Linaria cannabina	Linnet	Somerby, Melton	07/10/2010	LROS	1000Z-18	No	BAP, NERC
Linaria cannabina	Linnet	Somerby	18/04/2011	LROS	1000Z-70	No	BAP, NERC
Lissotriton vulgaris	Smooth Newt	Somerby, Oakham Road pond	21/04/2011 - 22/04/2011	Hilary Ludlow	1621Z-04	No	Protected
Meles meles	Eurasian Badger	Somerby, W of Pickwell (Sett)	14/08/1995	Bill Cunnington;John Mousley	S95A 1995 019	No	Protected
Meles meles	Eurasian Badger	Somerby, N of village (Sett)	14/08/1995	Bill Cunnington;John Mousley	S95A 1995 023	No	Protected
Meles meles	Eurasian Badger	Somerby, Cellar Hills (Sett)	19/12/2004	Bill Cunnington;Pamela Mynott	1621Z-08	No	Protected
Meles meles	Eurasian Badger	Somerby (Sett)	19/12/2004	Bill Cunnington;Pamela Mynott	1621Z-15	No	Protected
Meles meles	Eurasian Badger	Somerby, hedgerow (Sett)	19/12/2004	Bill Cunnington;Pamela Mynott	1621Z-14	No	Protected
Meles meles	Eurasian Badger	26152 The Earthworks, Somerby, LWS	07/04/2005	Jane McPhail	LWS 26152	No	Protected
Meles meles	Eurasian Badger	26152 The Earthworks, Somerby, LWS	07/04/2005	Jane McPhail	LWS 26152	No	Protected
Meles meles	Eurasian Badger	Somerby (Sett)	12/11/2008	Pamela Mynott;Peter Mynott	1621Z-09	No	Protected
Meles meles	Eurasian Badger	Somerby, Cellar Hills (Sett)	12/11/2008	Pamela Mynott;Peter Mynott	1621Z-10	No	Protected
Meles meles	Eurasian Badger	Somerby, Cellar Hills (Sett)	12/11/2008	Pamela Mynott;Peter Mynott	1621Z-16	No	Protected
Natrix natrix	Grass Snake	Somerby, footpath	15/09/2007	Toby Manning	unknown	No	Protected, BAP, NERC
Passer domesticus	House Sparrow	Somerby	02/06/2013	Margaret Conner	1000Z-118 Sect 9	No	BAP, NERC
Pipistrellus	Pipistrelle Bat species	Somerby, High Street c (Bat Roost)	09/07/1990	Valerie Hennessy	S95B 1990 118	No	Protected, LBAP
Pipistrellus	Pipistrelle Bat species	Somerby, The Field (Bat Roost)	12/07/2010	Colin Marlow;Jenny Harris	1621Z-02	No	Protected, LBAP
Pipistrellus	Pipistrelle Bat species	Somerby, The Field (Bat Roost)	17/07/2010	Jenny Harris	1621Z-01	No	Protected, LBAP
Pipistrellus pipistrellus	Common Pipistrelle	Somerby, Church Lane	13/06/2012	Philip Irving	1621Z-17	No	HSD, Protected, LBAP
Plecotus	Long-eared Bat species	Somerby, High Street	22/09/2012	Jenni Mutton	1621Z-19	No	Protected, LBAP
Sturnus vulgaris	Starling	Somerby, Melton	07/10/2010	LROS	1000Z-18	No	BAP, NERC
Triturus cristatus	Great Crested Newt	Somerby, south of Oakham Road, pond (GCN Pond)	21/04/2011 - 22/04/2011	Hilary Ludlow	1621Z-04	No	HSD, Protected, BAP, NERC

Map locations - Local wildlife sites

Status	Last Survey	Site Ref:	Main Habitat	Summary	Location name	Grid Ref:	Area (ha)
Local Wildlife Site	2005	26152	Mesotrophic grassland	Mesotrophic grassland.	The Earthworks Grasslands	SK766107	22.51
Local Wildlife Site	2005	26153	Mesotrophic grassland	Transitional mesotrophic/wet grassland.	Somerby Meadow	SK777110	2.32
Local Wildlife Site	2005	49499	Mature tree	Mature tree - Fraxinus excelsior.	Earthworks Grassland Ash 1	SK768105	0.09
Local Wildlife Site	2005	49500	Mature tree	Mature tree - Fraxinus excelsior.	Earthworks Grassland Ash 2	SK765102	0.07
Local Wildlife Site	2011	54196	Mesotrophic grassland	Mesotrophic grassland with stream.	Southfields Farm	SK780097	15.50

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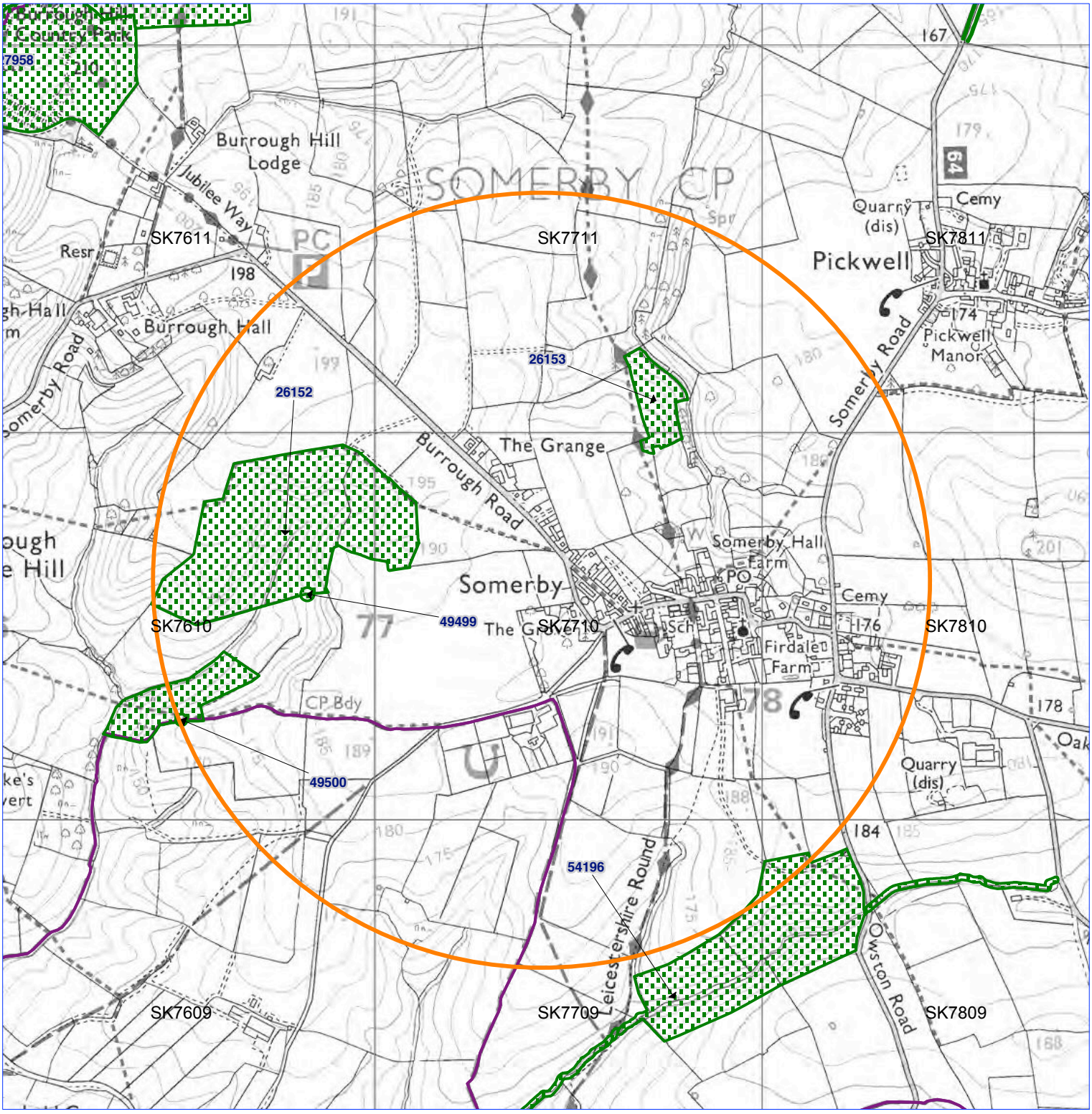
Somerby, Leicestershire

Local Wildlife sites

Leicestershire County Council. Licence number LA 076724

Job no. 16-174

Scale 1: 14,000



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31/05/2016

Map locations - Parish, District, County sites

Status	Reference	Location name	Parish	Object	Grid Refer	Area (ha)
Parish Level	1621.12.43.158	Broadleaved woodland	Somerby	LERC000100024885	SK763107	1.09
Parish Level	1621.12.43.169	Scrub with grassland	Somerby	LERC000100024895	SK766107	0.36
Parish Level	1621.12.43.067	Semi-improved grassland	Somerby	LERC000100031779	SK776112	0.77
Parish Level	1621.12.43.186	Pond, in Somerby Village	Somerby	LERC000100031784	SK780105	0.02
Parish Level	1363.12.36.133	Rough grassland	Owston and Newbold	LERC000100044397	SK763101	0.55
Parish Level	1363.12.36.141	Semi-improved grassland with ridge and furrow	Owston and Newbold	LERC000100044411	SK771096	1.70

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Somerby, Leicestershire

Parish, District, County sites

Leicestershire County Council. Licence number LA 076724

Job no. 16-174

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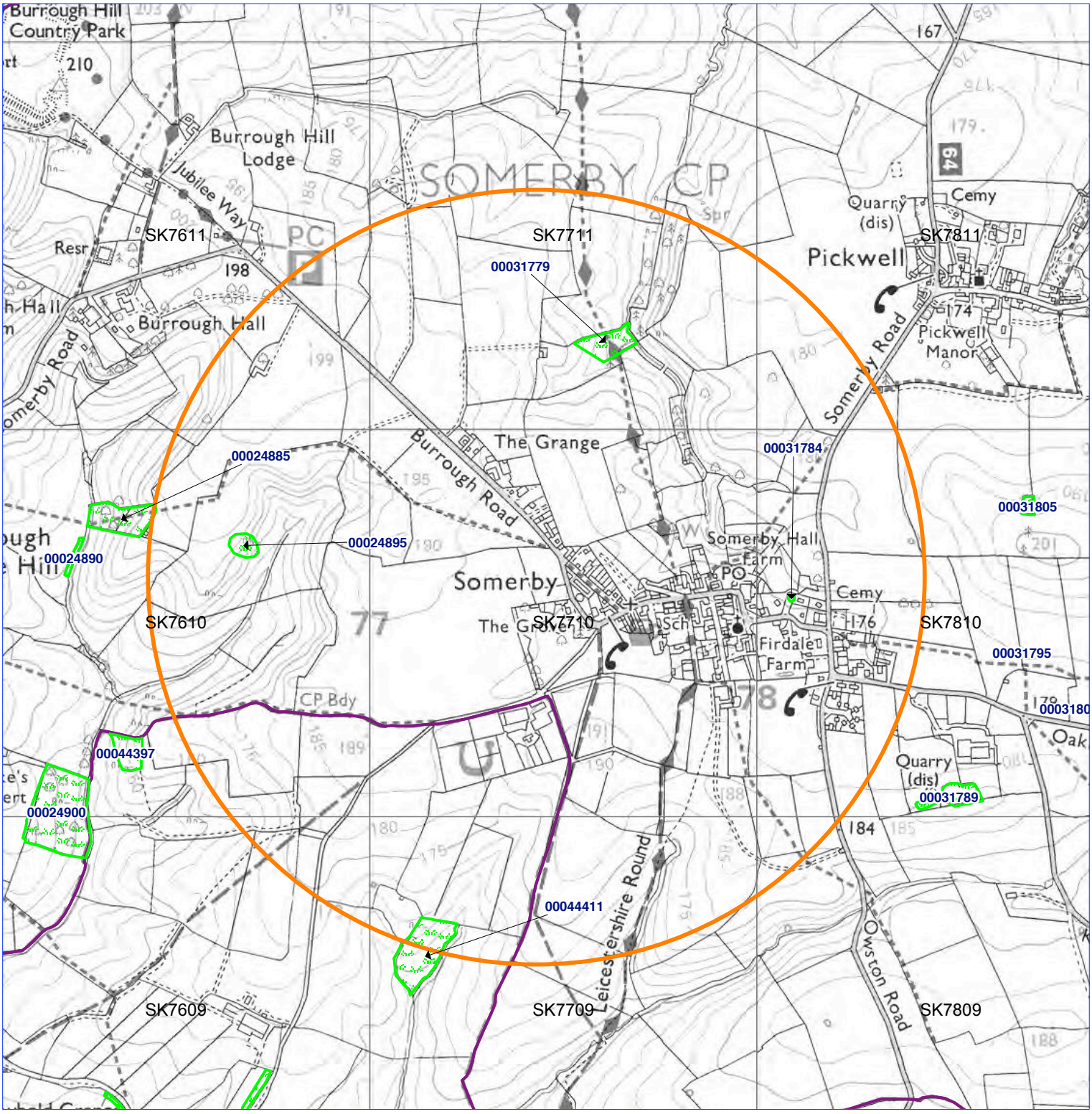

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31/05/2016

Map locations - Local wildlife sites

Status	Last Survey	Site Ref:	Main Habitat	Summary	Location name	Grid Ref:	Area (ha)
Candidate Local Wildlfie Site	2016	91370	Mesotrophic Grassland	Mesotrophic grassland, (10 species from list F&G) some areas improved, some semi-improved. Wet grassland in north eastern corner	Somerby, Pickwell Road Grassland	SK779110	9.56

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Leicestershire County Council, Room 400,
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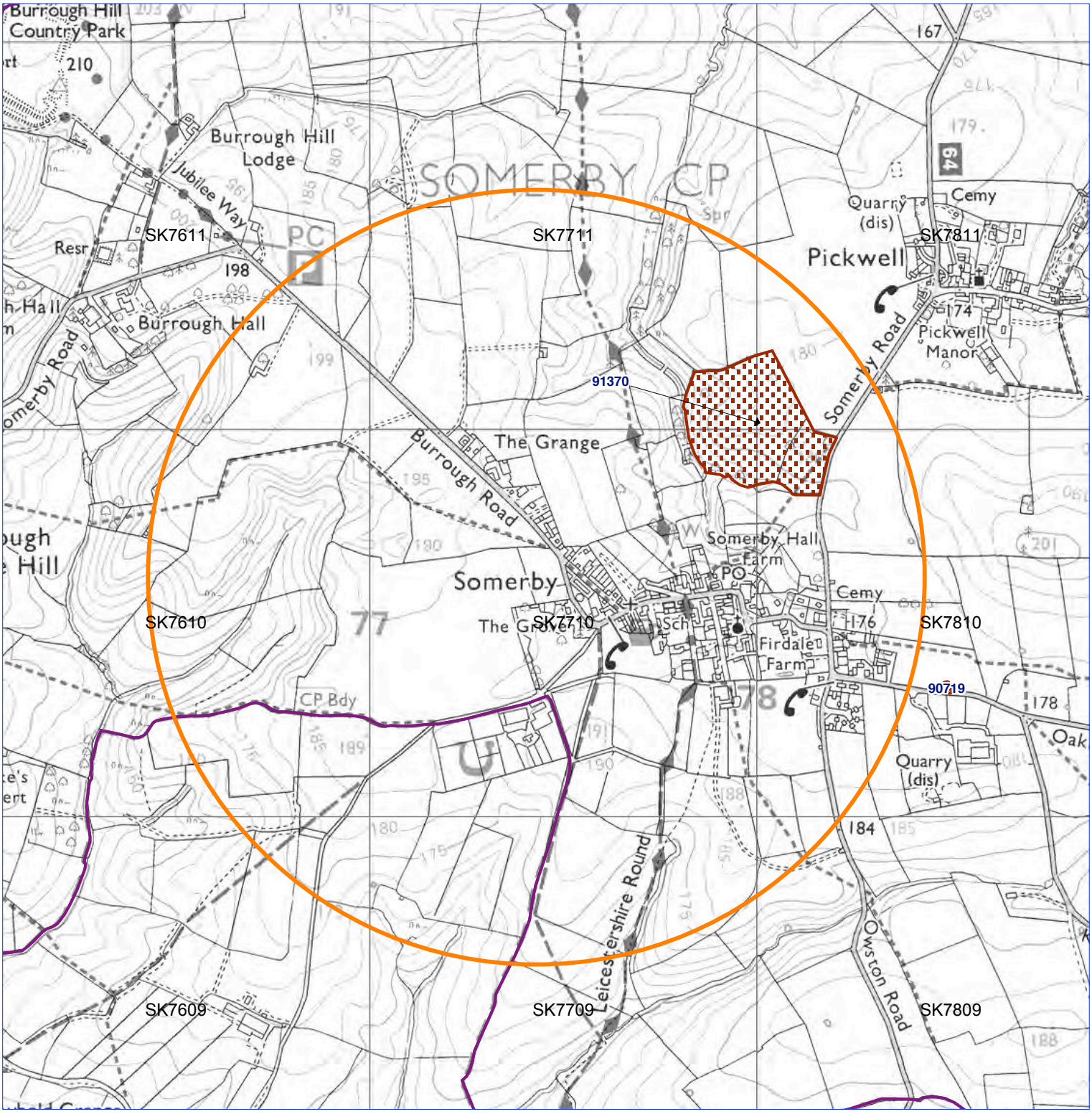
Somerby, Leicestershire
pWildlife sites

Leicestershire County Council. Licence number LA 076724

Job no. 16-174
Scale 1: 14,000



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ECOLOGY AND PROTECTED SPECIES SURVEY
LAND OFF BURROUGH ROAD, SOMERBY, LEICESTERSHIRE

APPENDIX 3
Bat roost features

IBSTOCK
innovators in clay
ideas into action
eco habitats for bats
Eco Habitats for Bats - Technical Data: A
Sizes
215mm x 215mm or 215mm x 265mm
Durability
R2 S3 - Fully Frost Resistant
Eco Habitats for Bats - Technical Data: B
Sizes
215mm x 215mm or 215mm x 265mm
Durability
R2 S2 - Fully Frost Resistant
Eco Habitats for Bats - Technical Data: C
Size
215mm x 65mm
Durability
R2 S3 - Fully Frost Resistant
IBSTOCK
innovators in clay
ideas into action
eco habitats for bats
Features & Benefits
Enclosed bat box (A & B)
• Designed with the Pipistrelle Bat in mind
• Available in all brick types
• Attractive motif
• Discrete home for bats
• Various sizes
• Several roosting zones are created inside the box
• Bats are contained within the Bat Box itself
• Maintenance free as the entrance is at the bottom
• Ideal for new build & conservation work
Free Access Option (C)
• Discrete Single Bat brick
• Easy to install
• Allows bats to create a natural home habitat within the cavity of the building
www.ibstock.com
contact numbers
sales office 0870 903 4010
design advice 0870 903 4018
technical services 0870 903 4017
literature and samples 0870 903 4030

3 Boxes for Bats

BAT ACCESS PANEL 1FE
This maintenance-free access panel can be installed in the outer skin of most cavity wall constructions due to its slim 80mm depth. The open rear also allows access into the building cavity so that bats can continue to use an existing roost space.
Size: 300x300x80mm
Weight: 7.8kg

BAT TUBE 1FR
The Bat Tube 1FR requires no maintenance or cleaning, the sloping entrance area allows droppings to simply fall out of the chamber. The 1FR mimics the cavities that species such as the pipistrelles favour and the wooden back panel helps maintain the optimum climatic conditions and also provides surface on which the bats can cling. The depth of this box (125mm) makes it ideal for use in 9" solid walls or where the outer skin of a property is of stone. The box can also be recessed into the wall and rendered over, just leaving the access section clear.
Size: 470x200x125mm
Weight: 9.5kg

BAT TUBE 2FR
This is a slightly updated version of the 1FR and several can be installed next to each other to create a larger roost. The tubes include an internal panel to increase the roost space and also an optional passage at the rear allowing access into existing cavities.
Size: 470x200x125mm
Weight: 9.5kg

BAT BRICK TYPE 27
The Type 27 Bat Brick is designed to be built into the structure of buildings and includes a removable front panel for monitoring purposes. An internal roughened wood panel increases the available roost space.
Size: 265x180x240
Weight: 9.5kg

BAT ROOST 1FQ
This is the latest in bat boxes. Designed to fit to the outside of buildings, the shape and design of the box make it equally attractive as a roost or nursery.
Size: 600x350x90mm
Weight: 15kgs

WINTER BAT ROOST 1WQ
Based on the successful 1FQ, this box has better insulation properties for use as a winter roost by bats
Size: 580x380x115
Weight: 21kg

Both of the above boxes are easily fixed to the outside of a building with two screws and a galvanised bracket as shown below.

CAVITY BAT ROOST
Wild-x
Dimensions
Weight: 12kg
Material:
Internal:
Distributor:
KEY FEATURES
Incorporates into structures using standard face materials
Supplied with lintel and DPM for the cavity tray
Creates a permanent bat roost that cannot be removed by subsequent occupiers
Unobtrusive "entrance" makes little impact on building appearance
Suitable for a wide range of bat species
Cavity Tray
Lintel
75mm min cavity
The entrance is 20mm wide by 65mm high which is basically the width of 2 normal house bricks. The gap at the top of the entrance ramp is approx 20-22mm which is ideal for the smaller bat species.
Wienerberger
Bat Boxes. To protect and conserve.
eco4LIFE

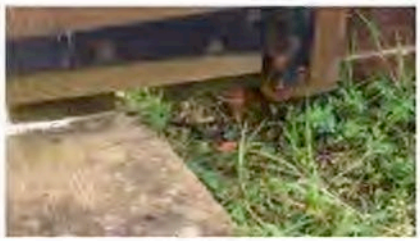
ECOLOGY AND PROTECTED SPECIES SURVEY
LAND OFF BURROUGH ROAD, SOMERBY, LEICESTERSHIRE

APPENDIX 4
Hedgehog mitigation

Hedgehogs will travel through a number of gardens in one night looking for food and nest sites. To allow a hedgehog access into the gardens, all it takes is a 130mm - 130mm square gap in a fence panel, under a gate or alternatively using native hedges in place of fences.

Having a series of hedgehog gaps across the site will encourage the creation of hedgehog friendly routes between gardens and other habitat, removing the need for hedgehogs to wander out onto our busy roads.

Ensure that garden ponds have at least one side that slopes gently, to allow any hedgehog to get out, or form a ramp to create an escape route.



Gap under a gate

Hole in a timber fence panel

Hole in a plastic fence panel

A nesting option for hedgehogs can also be provided, by creating a natural feature such as a compost heap or log pile. Artificial hedgehog houses may also be used by hedgehogs, and are widely available. Choose a shady, quiet area of the garden to site the hedgehog house, and ensure that there are plenty of leaves near to the box, or leave out straw and hay which can be used.

Wooden hedgehog house

Schwegler hedgehog dome

More information on how you can make your garden hedgehog-friendly can be found on the Hedgehog Street campaign website, run by the People's Trust for Endangered Species (PTES) and British Hedgehog Preservation Society: www.hedgehogstreet.org