Harborough District Council

Ecological Assessment of Proposed Site Allocations: Phase 2 Site Assessment

Harborough District Local Plan Update Regulation 19

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Contents

Chapter 1
Introduction

1.1

1.2 LUC was commissioned by Harborough District Council in September 2024 to deliver a desk based assessment[1] (Phase 1) of proposed site allocations in the Draft Local Plan to support Regulation 19 consultation. This constitutes Phase 1 of the project, for which a final report was issued in February 2025. The current report constitutes Phase 2 of the project and comprises the results of the recommended field surveys from the desk based assessment.

Phase 1

1.3 The desk based ecological assessment included a spatial analysis of proposed residential and business site allocations from Harborough District Council's' new draft Local Plan following the Regulation 18 Consultation. The assessment provided insight to inform the revision of sites made prior to its publication for the Regulation 19 Consultation, and was undertaken with regard to national, county and district policy and legislation.

1.4 In total, 140 sites were assessed and rated, according to their overlap and proximity with selected parameters such as designated sites, priority habitat, protected species and strategic plans. These parameters were categorised into:

- **Key receptors** – receptors with statutory footing,
- **Biodiversity Net Gain (BNG) suitability** – an assessment of the presence of irreplaceable and priority habitats on site,
- **Strategic Significance** – alignment with Leicestershire's statement of strategic significance in lieu of a final LNRS,
- **Ecological Enhancements and Opportunities** – strategic plans and assessments.

1.5 The sites were attributed sensitivity ratings according to the score they received for the parameters within each category and pre-assigned thresholds for those categories. The thresholds have been assigned based on local context and a scale appropriate for the Local Plan and to support the prioritisation of the 140 sites. Harborough is a district with a relative paucity of nationally designated sites (less than 2% of

[1] LUC (2025) Ecological Assessment of Proposed Site Allocations: Harborough District Local Plan Update Regulation 19.

the area), as described in the draft Local Plan. As a result, Local Wildlife Sites (LWS) are all the more significant as they provide, in a lot of cases, the best examples of semi-natural habitat for priority and protected species in the district. Given the relatively limited extent of the LWS network, these sites and the surrounding landscape are consequentially less resilient for nature and the assessment has treated them accordingly. Ecological sensitivity as assigned in the assessment should therefore be viewed through the appropriate lens and not compared directly with other areas or sites with more highly sensitive receptors.

1.6 The results of the desk based assessment included recommendations for 23 of the 140 sites to be surveyed. These sites were identified as being brought forward within the Local Plan allocations and were assessed as having High or high to Moderate sensitivity ratings.

1.7 *For further information on the area, relevant national legislation and policies, relevant local policies and strategies and associated projects refer to the Phase 1 Report (2025)[2].*

Phase 2

1.8 In April and May 2025, ecological surveys were carried out on the 23 sites recommended for survey as part of the desk based assessment (a map of all sites can be seen in **Appendix B** page B1):

- 8090 & 12235 Land at Beeby Road & Land East of Beeby Road (common red line boundary)
- 8093 Land at Stretton Hall Farm, Chestnut Drive
- 8094 Land to the rear of South Avenue
- 8104 Land at M1 Junction 20/Swinford Road
- 8122 East of Market Harborough Road
- 8132 Land south of Farndale view
- 8135 Land north of Stretton Lane
- 8141 Land North of Leicester Lane, Great Bowden
- 8143 Land east of Leicester Rd and south of Grand Union canal
- 8155 Land at Gaulby Road
- 8167 Land off Leicester Road, Lutterworth
- 8202 Former Lorry Park Gaulby Road
- 8227 Land between Scraptoft & Bushby
- 8241 Land north of the A47, east of Zouche Way
- 8247 Land west of Warwick Road
- 8631 Land South of Gartree Rd & East of Oadby
- 8737 Land OS3070, Leicester Rd
- 10042 Land north of Kilby Road
- 10595 Land south of Lutterworth Rd / Coventry Rd
- 12207 Billesdon Depot south of Gaulby Road (no site access)
- 12223 The Nurseries, Flackney Road
- 12231 Commons Car Park

1.9 The purpose of the 2025 surveys was to:

- Provide more detailed habitat information for the sites,
- Allow for the first phase desk based assessments to be based on ground truthed data, including the likelihood of sites supporting protected and priority species,
- Provide information to make a more specific assessment of the site's potential for fulfilling BNG requirements, and
- Inform recommendations for further survey and mitigation that may be required to inform further consideration for development as part of the planning process.

1.10 As part of Phase 2, LUC also reviewed the draft Local Nature Recovery Strategy (LNRS) for Leicester, Leicestershire and Rutland, to identify alignment of sites and habitats surveyed. This is key in assigning "strategic significance" in the Statutory Metric, this multiplier assigning weighting of +15% to these features. Consultants reviewed the Areas of Particular Importance to Biodiversity (APIBs) and Areas that Could Become of Particular Importance to Biodiversity (ACBs). The former forms the core of the network and includes protected sites and known irreplaceable habitats. The latter include areas identified through the strategy preparation process as having the potential to be more valuable to biodiversity. They have measures, or actions, associated with these areas that if delivered will help fulfil the priorities of the strategy.

1.11 This review enables LUC consultants to:

- Assess the site's significance in the local context,
- Assign "strategic significance" to certain sites and their habitats,

[2] LUC (2025) Ecological Assessment of Proposed Site Allocations: Harborough District Local Plan Update Regulation 19.

- Make recommendations for enhancements on those sites that qualify as “strategically significant”, and
- Provide ecological information to support the Local Plan, specifically strategic allocation policies, through examination.

1.12 Full description of the outputs of Phase 1 and Phase 2 can be found in the Proformas in **Appendix A. Chapter 3** provides a snapshot of Phase 1 and the Phase 2 walk-over findings for every allocation, distilling each site’s priority sensitivities, survey and mitigation needs, and headline BNG opportunities drawn from the full proformas. Finally, **Chapter 4** synthesises these site-by-site results into a strategic view, ranking the allocations into implementation “tiers,” identifying the quickest BNG wins, and setting out portfolio-wide recommendations to steer the next stage of design, survey and delivery. Supporting material is further provided in **Appendix B** (site maps), **Appendix C** (target-note locations) and **Appendix D** (photos supporting the evidence in the proformas).

Chapter 2
Methods

2.1 The surveys comprised a site walkover and the collection of site information relating to the habitats on each site and their potential to support protected species.

Survey Preparation

2.2 Prior to the surveys, LUC made relevant preparations to conduct the site surveys. This included:

- Preparation of site boundary maps and data by LUC's in-house GIS team to ensure complete and efficient data collection on site.
- Preparation of hand-held survey devices to ensure efficient survey inputs. This included the preparation of bespoke survey proforma to most effectively collate relevant desk based and field survey data and automate data processing where possible.
- A review and finalisation of survey logistics including access, and development of a survey plan to minimise travel and maximise efficiency.

Site Walkover

2.3 Each site was subject to a site walkover by suitably qualified ecologists Kaja Redler BSc (Hons) Qualifying Member of CIEEM, Emily Eales BSc (Hons) Qualifying Member of CIEEM, and Emily Blackman. Kaja is a Senior Ecologist with over 5 years' experience working within ecological consultancy. She has extensive experience in undertaking habitat surveys, Biodiversity Net Gain (BNG) assessments as well as protected species surveys in particular for bats, reptiles and great crested newt in addition to otter and water vole. Emily Eales is a Consultant Ecologist with one year's experience working within ecological consultancy. She has experience undertaking habitat surveys, BNG assessments and protected species surveys, in particular for bats. Emily Blackman is a Consultant Ecologist with one year's experience working within ecological consultancy. She has experience in undertaking habitat surveys, BNG assessments and protected species surveys in particular for bats, reptiles and otter.

2.4 The team surveyed the each site's habitats and assessed the potential to support protected species during the period 29th April to 30th May 2025, the optimal period for lowland habitat survey. Weather conditions during this period

were seasonable. The timing of the surveys resulted in no seasonal limitations as a result.

Habitat Survey

2.5 Sites were surveyed using geo-referenced proformas on tablets to ensure accuracy and consistency. The completed proformas can be seen in **Appendix A**. Habitats were classified using the UK Habitats Classification system, the method compliant with the Statutory Metric, and BNG requirements.

2.6 Habitat distinctiveness, an evaluation of a habitat's ecological value was noted. Its significance in regard to BNG results from the score the habitat receives as a result of its distinctiveness category, i.e. the more distinctive, the higher the multiplier. Further to this, the trading rules in the Statutory Metric require habitats of medium distinctiveness to be replaced with units of the same broad habitat type or a habitat of a higher distinctiveness. High and very high distinctiveness habitats must be replaced with units of the same habitat type. As a result, their presence can cause challenges, so early identification is important.

2.7 Furthermore, the BNG hierarchy updates the mitigation hierarchy utilised in the planning system for the purposes of delivering BNG. This requires consideration of how plans can avoid adverse effects to habitats of medium distinctiveness or higher in the first instance prior to considering offsetting on-site, then off-site.

2.8 Surveyors only recorded habitats of medium distinctiveness and higher as these, as a result of the multipliers, trading rules and BNG hierarchy as described above, should be retained where possible and mitigating for adverse effects upon them can prove challenging to achieve.

2.9 Surveyors recorded any irreplaceable habitats where present as irreplaceable habitats cannot be applied to BNG. All features were mapped; these are presented in **Appendix B**.

2.10 Surveyors also identified evidence of, and habitats or features that could support protected and priority species. This builds upon the evidence gathered and analysed in Phase 1 which included the identification of records of these species on or in close proximity to the sites. This was captured in part, as well as any other notable features, through Target Notes **(see Appendix C).**

2.11 Note that, as is standard for ecology reports that are not confidential, this report excludes site-specific information regarding badger activity. Such information is nevertheless considered, where relevant, as part of the protected and notable species data assessed for a given site. Where present, such information is not solely a determining parameter of sensitivity category in the case of the appointed Phase 1 or 2 Harborough studies.

2.12 Surveyors took photos of the Sites to showcase typical areas to aid interpretation. These can be found in **Appendix D**.

Access Limitations

2.13 12207 Billesdon Depot south of Gaulby Road was not subject to any survey as no access to the site could be agreed by Harborough Council. The assessment for this site therefore remains as per the desk study and the results should be treated with caution as a result.

2.14 8090 Land at Beeby Road & 12235 Land East of Beeby Road were in effect the same site with mostly overlapping but slightly different redline boundaries so treated the same for the purposes of this assessment.

2.15 Where areas within any site was found to be inaccessible, this is flagged within the proforma and the **Chapter 3** results summary for relevant sites.

Site Assessments

2.16 The results of the walkover are presented in proformas (**Appendix A**) and in the results section in Chapter 3.

2.17 Each proforma includes collated information from Phase 1 and information gathered and analysed in Phase 2 including:

- Geographical information,
- Surveyor and survey information,
- Phase 1 scores and summary,
- A plan of the site location,
- Recorded designated sites, irreplaceable and priority habitats (all pre-populated from the desk study), medium distinctiveness and higher habitats,
- Records of protected and priority species (pre-populated from the desk study) and an assessment of likelihood to support these/other such species,
- Recommendations for further surveys and mitigation,
- LNRS alignment,
- Potential to deliver BNG,
- Opportunities for habitat creation and/or enhancement,
- Site photographs a site description.

2.18 It is recognised that in, due course, any site taken forward for development will undergo full survey and impact assessment to inform the evolving design in accordance with the mitigation hierarchy. The recommendations for further

surveys and mitigation are not therefore intended to be exhaustive but focus on priority considerations. Detailed mitigation of the habitats and species present at that time will need to take into account cumulative assessment and must ensure that all licensing requirements are fully met.

Chapter 3
Results

Summary

3.1 The assessment portfolio comprises 22 allocations, represented by 21 individual survey parcels (8090 and 12235 share a single red-line boundary and are assessed together, while 12207 lacks access for field survey). See **Appendix B** page B1 for plan of all sites.

3.2 Of the 21 parcels with Phase 2 data:

- 17 score High ecological sensitivity, three are Moderate-High (8090/12235, 8104, 8143) and two are Moderate (8094, 12223),
- 17 sites abut or contain a confirmed or candidate LWS,
- 14 support pockets of Priority low-land mixed deciduous woodland,
- 11 hold, or abut, veteran-scale ash or oak trees that will be irreplaceable if confirmed.

3.3 Seven sites have statutory or candidate LWS waterbodies: the River Welland (two sites), Grand Union Canal (three), Washbrook Stream / River Sence and Bitteswell Brook. This brings otter, water-vole, white-clawed crayfish and flood-zone constraints into design. Great Crested Newt (GCN) remains a near-universal consideration: 15 parcels hold ponds within functional range and will need eDNA screening. Badger activity is confirmed or probable on three quarters of the sites assessed, while trees, hedgerows or buildings with bat-roost potential occur on every site. Open arable/grassland blocks add ground-nesting birds, reptiles and barn-owl to the risk register.

3.4 Despite these ecological considerations, most land under consideration is low-distinctiveness arable, modified grassland or hard-standing, giving substantial uplift potential through BNG. The exception to this is the small, woodland-dominated parcel at Kibworth (12223) is likely to be more limited.

3.5 Thirteen parcels lie fully or partly within LNRS “Areas that Could Become of Particular Importance to Biodiversity” (ACB), meaning that habitat creation that aligns with the relevant measures will attract the High (+15 %) strategic Significance multiplier in the Statutory Metric.

8090 & 12235 - Land at Beeby Road & Land East of Beeby Road, Scraptoft, Thurnby and Bushby (10.7 ha) -proforma page A1 & map page B2.

3.6 Sensitivity: Moderate-High, due to proximity to Scraptoft LNR (20 m) and other potential LWSs, plus on-site deciduous-woodland strip and badger record. The parcel lies in a GCN Amber Zone and hosts wide tussocky margins ideal for reptiles and amphibians. Climate-change vulnerability and local greenspace needs are also considerations.

3.7 Key ecological considerations/priorities for retention:

- Tussocky 15 m margins, hedgerows and dry ditches offer opportunity for terrestrial habitat for GCN, reptiles, and hedgehog.
- Boundary trees and hedgerows around golf course offer potential bat roosts, and commuting routes.
- Adjacent woodland suitable for badger sett, whilst arable margins and hedgerows for foraging/dispersal .
- Blackthorn scrub may support black hairstreak and offer nesting-bird habitat.

3.8 Priority surveys/mitigation: GLTA (+ emergence) and bat activity surveys, reptile survey of field margins, GCN eDNA of off-site ponds within 500 m, badger check, breeding-bird survey. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.9 Opportunities and BNG potential: high due to BNG potential due to large arable core. Priorities:

- Create species-rich grassland strips and new woodland belts linking to woodland.
- Gap-up, diversify, reconnect hedgerow network.
- Create new ponds/scrapes in low lying areas to serve GCN network.

3.10 Strategic fit (LNRS): Parcel sits outside mapped ACB or APIBs, so cannot secure strategic multiplier. However species rich grassland, woodland and pond creation directly strengthen the nearby Scraptoft LNR ecological network and support county recovery objectives.

8093 – Land at Stretton Hall Farm, Chestnut Drive (114.2 ha) – proforma page A4 & map page B4

3.11 Sensitivity: High with main arable block associated with woodland patches, ponds, hedgerow network and two on-site potential LWS (Stretton Hall hedges, veteran trees). GCN record, barn-owl sighting, evidence of badger in the locality and rich bat assemblage. Lies in GCN Amber Zone and partly inside LNRS ACB for grassland/fresh-water/urban measures. In an area at risk of climate change impacts.

3.12 Key ecological considerations/priorities for retention:

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- Multiple ponds and tussocky margins/ditches with GCN record and widespread amphibian habitat.
- Extensive hedgerows, woodland blocks, mature/veteran-candidate trees offer potential roosts, commuting and foraging for diverse bats, nesting for barn-owl and skylark (barn-owl seen during visit).
- Ridge-and-furrow grassland relict with ancient sward – soil disturbance should be minimised.
- Blackthorn scrub may support black hairstreak and offer nesting-bird habitat.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.13 Priority surveys/mitigation: GLTA of all trees, preliminary roost assessment (PRA) of farm buildings (+ emergence) and activity surveys, badger survey (site + 50 m), reptile survey targeting field margins, grassland and scrub, GCN eDNA for ponds on site/within 500 m, breeding-bird survey. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.14 Opportunities and BNG potential: The arable/modified grassland baseline offers high uplift potential. Priorities:

- Arable reversion to species-rich grasslands.
- Restoration of ridge-and-furrow.
- Restore hedges to species-rich status.
- Plant native woodland to link existing copses.
- Create new ponds and manage existing for amphibians.
- Retain veteran trees with appropriate management.

3.15 Strategic fit (LNRS): Parcel intersects ACB zones for grassland expansion, pond network and blue/green-space enhancement, proposed meadow, pond and woodland actions fulfil those priorities and gain strategic multiplier.

8094 – Land to the rear of South Avenue, Ullesthorpe (1.05 ha) – proforma page A8 & map page B6

3.16 Sensitivity: Moderate - tightly-grazed modified grassland with pond, hedgerows, barns and woodland fringe. Lies inside an ACB strip (woodland / pond network) and in the GCN Amber Zone. Nearby records for pipistrelle & BLE bats, smooth-newt, hen-harrier, kingfisher and badger, and landowner reports bats roosting in barns. The site is in an area subject to a higher risk of climate change impacts and with lower access to natural greenspace.

3.17 Key ecological considerations/priorities for retention:

- Adjacent woodland-lined disused railway and on-site hedges/trees offering potential for commuting/roost habitat for bats, nesting birds, and badger movement.
- Small garden pond plus local pond network, strengthening potential for GCN / amphibians.
- Short grassland currently low-value but ridge-and-furrow relict; careful soil handling needed.
- Blackthorn scrub may support black hairstreak and offer nesting-bird habitat.
- Anecdotal records of bats roosting in barns (requires confirmation).

3.18 Priority surveys/mitigation: GLTA of trees and PRA of barns (+ emergence), bat activity surveys, GCN eDNA of on-site/within 500 m ponds, targeted reptile survey, badger survey (site + 50 m), breeding-bird survey. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.19 Opportunities and BNG potential: Baseline is low distinctiveness (intensive hard grazed grassland), so significant uplift is achievable:

- Enhance pasture to species-rich grassland via appropriate management interventions.
- Create new pond.
- Widen/restore hedges, extending and connecting woodland strip.
- Diversify scrub age-structure.

3.20 Strategic fit (LNRS): the parcel lies inside ACB corridor for woodland expansion, so High strategic multiplier is achievable. Habitat measures include pond network and rail-line nature network, species rich grassland, pond and hedge/woodland enhancements.

8104 - Land at M1 Junction 20/Swinford Road (4.14 ha) – proforma page A11 & map page B8

3.21 Sensitivity: Moderate-to-high - an arable block hemmed in by major roads but abutting lowland mixed woodland (priority habitat) on three sides. The woodland edge sits inside an LNRS woodland/urban ACB. Evidence of badger in the locality l and pipistrelle records occur nearby. The site sits within an area subject to a higher risk of climate change impacts as well as an area with lower access to natural greenspace.

3.22 Key ecological considerations/priorities for retention:

- Woodland fringe and line of trees offer commuting/foraging corridor for bats and nesting birds with potential bat-roost and bird nesting features.
- Narrow hedgerow on the south is the only on-site linear habitat.
- Road network fragments wider connectivity and elevates risk of lighting/noise impacts.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.23 Priority surveys/mitigation: GLTA of boundary trees (+ emergence) plus bat activity surveys, badger survey (site + 50 m). All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.24 Opportunities and BNG potential: Low-distinctiveness arable land offers high uplift headroom:

- Arable reversion to species-rich meadow and wet scrapes.
- Woodland expansion linking with off-site blocks.
- Gap-up and diversify the southern hedgerow adding standards and a pollinator margin.
- Install barn-owl and bat boxes on new edge trees.

3.25 Strategic fit (LNRS): Inside an ACB for woodland and nature-network zone, hence woodland expansion, meadow creation and hedgerow enhancement satisfy corridor measures and secure the High strategic multiplier.

8122 - East of Market Harborough Road (111.5ha) – proforma page A14 & map page B10

3.26 Sensitivity: High sensitivity driven by Grand Union Canal LWS forming three site edges, on-site deciduous

woodland, veteran-scale ash, , otter scat, GCN record in Amber Zone, multiple bat and kingfisher records and evidence of badger in the locality, strategic Significance and BNG Suitability scores are both high, so habitat losses are costly and potentially challenging to offset.

3.27 Key ecological considerations/priorities for retention:

- Canal LWS with riparian corridor for bats, otter, water vole, fish, crayfish.
- Mixed woodland, hedgerows and individual trees (inc. veteran ash) suitable for bats to roost. Canal-edged woodland especially offer a key dispersal corridor.
- Arable/grass margins and scrub potentially support reptiles (grass snake), amphibians and breeding birds (skylark).
- Two un-surveyed areas (residential garden, south of Leicester Lane) may contain ponds and protected or priority amphibians.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.28 Priority surveys/mitigation: GLTA (+ emergence) and bat activity surveys, badger survey (site + 50 m), otter and water-vole checks, reptile survey, canal assessments for crayfish/fish depending on the scheme design, breeding-bird survey, further assessment/inspection of un-surveyed plots for ponds (+ GCN eDNA) and invasive-species control.. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.29 Opportunities and BNG potential: Low-distinctiveness arable/modified grassland and degraded ridge-and-furrow give high BNG headroom. Priorities:

- Creation or restoration of species-rich wet and dry meadows via conservation grazing.
- Expand existing woodland belts and planting of new riparian woodland blocks.
- Installation of ponds/wet scrapes near canal and in ridge-and-furrow hollows.
- Gap-up hedgerows and add native tree lines along field ditches.

3.30 Strategic fit (LNRS): The canal is located within an APIB and parts of the holding lie in an ACB (woodland, freshwater, urban, nature-network measures). Actions above directly meet LNRS goals and will help achieve the strategic significance multiplier.

8132 - Land south of Farndale View, Market Harborough (12.3 ha) – proforma page A18 & map page B12

3.31 Sensitivity: High sensitivity driven by multiple receptors including River Welland potential LWS wraps three site edges, deciduous-woodland priority habitat lies partly on site. The plot sits in a Wildlife Corridor, a GCN Amber Zone and c.50 % lies in Flood Zone 2/3. Protected-species records include otter (confirmed), GCN, slow-worm, grass snakebats and evidence of badger in the locality.

3.32 Key ecological considerations/priorities for retention:

- River corridor favoured by otter, water vole, fish and white-clawed crayfish.
- Edge woodlands/trees likely support roosting, commuting and foraging bats.
- Broad arable core offers low-value habitat but dominates 70 % of the site.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.33 Priority surveys and mitigation: GLTA (+ emergence) and bat activity survey, badger survey (site + 50 m), eDNA of off-site ponds for GCN, reptile survey, breeding-bird, otter and water-vole. Aquatic habitat and fauna surveys may be required depending on the scheme design and embedded impact avoidance, pollution protection, etc. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.34 Opportunities and BNG potential: Large arable area gives high BNG headroom. Priorities include:

- Meadow, wet-grassland, scrub or woodland creation.
- Hedgerow restoration.
- River enhancement (naturalised margins, riparian planting).

3.35 Strategic fit (LNRS): Site sits within an ACB for woodland expansion, multi-habitat flood-zone creation, urban core green links and nature-network rail-line buffer deliver the High strategic multiplier in the Statutory Metric. Delivering floodplain meadow and riparian restoration directly supports these measures.

8135 – Land north of Stretton Lane, Houghton (1.8 ha) – proforma page A22 & map page B14

3.36 . **Sensitivity:** High - neutral-grassland parcel borders a candidate LWS veteran-ash (NW corner). Long grass, scrub and nearby ponds give good potential for GCN, reptiles, bats, badger and barn-owl (badger and bat species recorded within 250m), site sits in GCN Amber Zone and is short of local greenspace.

3.37 Key ecological considerations/priorities for retention:

- Candidate LWS ash (girth 3.36 m): potential veteran, should be retained/buffered.
- Poor-condition neutral grassland providing potential for ground-nesting bird, reptile, amphibian and badger foraging habitat.
- Connectivity to off-site ponds (30–190 m)- possible GCN presence.
- Edge trees/hedgerow offer potential bat roosts and bird nesting sites.
- Scrub encroachment currently reducing grassland value.

3.38 Priority surveys/mitigation: GLTA of all trees plus emergence surveys if PRFs found, bat activity (statics + one nighttime bat walkover (NBW)), eDNA of all connected ponds within 500 m, reptile presence/absence survey across tussocky paths & scrub edges, badger survey (site + 50 m), breeding-bird survey. Retain veteran ash. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.39 Opportunities an BNG potential: moderate to low headroom, due to majority of the site being neutral grassland (medium distinctiveness), but less than 8 species per m2. Priorities:

- Enhance grassland condition from poor to good through appropriate management interventions.
- Manage scrub on rotation,
- Create small pond/log and hibernaculum piles
- Plant hedgerow gaps with native species.

3.40 Strategic fit (LNRS): the parcel lies outside mapped ACB. Nonetheless, grassland restoration, pond creation and scrub management align with local priorities and bolster local greenspace deficit.

8141 - Land North of Leicester Lane, Great Bowden, Market Harborough (2.7 ha) – proforma page A25 & map page B16

3.41 Sensitivity: High sensitivity owing to <5 % overlap with a potential LWS species-rich hedgerow, location in a Wildlife Corridor, evidence of badger in the locality, and inclusion in the GCN Amber Zone, the site also falls inside an LNRS ACB (woodland + wetland measures).

3.42 Key ecological considerations/priorities for retention:

- LWS hedgerow is significant and should be retained.
- Hedgerow trees offer bat roosts and potentially supports bat and reptile commuting and nesting habitat for birds.
- Off-site ponds (<500 m) infer potential for terrestrial habitats being used by GCN/other amphibians.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.43 Priority surveys/mitigation: GLTA and bat activity surveys, badger survey (site + 50 m), eDNA of connected ponds, breeding-bird survey. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.44 Opportunities and BNG potential: Arable interior is low-distinctiveness, giving high BNG headroom. Priorities:

- Revert to grassland, wet woodland patches and ponds
- Manage and gap-up hedges
- Plant tree belts to widen corridors.

3.45 Strategic fit (LNRS): Inside an ACB with actions such as pond creation, woodland expansion and strengthened hedgerow corridors delivering LNRS goals and securing the strategic multiplier.

8143 - Land east of Leicester Rd and south of Grand Union canal (22.1 ha) – proforma page A27 & map page B18

3.46 Sensitivity: Moderate-to-high. Although the parcel is dominated by species-poor modified grassland, it adjoins the Grand Union Canal LWS, contains three ponds, patches of lowland mixed deciduous woodland and several mature/veteran-candidate trees, and badger evidence in the locality. The site sits in the GCN Amber Zone and partly within an LNRS ACB polygon for urban and nature-network

measures, so amphibian and connectivity issues are front-of-mind and veteran features can be challenging to offset.

3.47 Key ecological considerations/priorities for retention:

- The canal LWS is a blue-green spine with potential for commuting otter, water-vole, white-clawed crayfish and fish, whilst the wooded towpath is likely a key bat flight-line.
- Three on-site ponds in poor condition but historic records of GCN, smooth newt and common toad within the parcel. Hedgerows/ditches provide limited terrestrial habitat.
- Multiple mature / veteran-candidate ash and oak trees – irreplaceable if confirmed by further survey.
- Dry ditches and hedgerows are currently species-poor but act as dispersal corridors.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.48 Priority surveys/mitigation: GLTA for all trees plus bat emergence/roost potential, follow with night-time bat walkover and static monitors along the canal and woodland edge, badger survey (site + 50 m). eDNA of all on-site ponds and any connected ponds within 500 m, otter & water-vole survey of canal, crayfish / fish appraisal, breeding-bird survey (woodland edge & hedgerows). All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.49 Opportunities and BNG potential: Large modified grassland block and degraded ridge-and-furrow give high uplift capacity:

- Restoration of species-rich dry and wet grassland mosaic.
- Restore the three ponds and create new scrapes / ponds in natural hollows.
- Expand existing woodland with native planting and create scrub buffer along canal, and introduce appropriate management to woodland.
- Gap-up and diversify hedgerows with fruiting native shrubs, standard trees, and reinstate ditch hydrology where possible to increase wetness.
- Provide bat and bird boxes on retained mature trees.

3.50 Strategic fit (LNRS): The canal is designated an APIB and the southern two-thirds of the site falls inside an ACB for meadow creation, pond restoration, woodland extension and hedgerow enhancements. Where these are proposed the High strategic multiplier can be applied.

8155 - Land at Gaulby Road, Billesdon (7.9 ha) – proforma page A31 & map page B20

3.51 Sensitivity: High level sensitivity stemming from over 50 % of the parcel as a candidate LWS for mesotrophic grassland and two potential veteran ash trees. The site also lies in a GCN Amber Zone plus on-site deciduous woodland, all adjacent to Billesdon Woodland Pool candidate LWS. These factors make BNG delivery and mitigation complex.

3.52 Key ecological considerations/priorities for retention:

- Candidate LWS grassland and veteran ash trees are priority and the latter potentially irreplaceable features.
- Grassland and a wet ditch potentially support amphibians and may attract grass snake. Other ponds are in close proximity.
- Mature ash trees provide bat-roost potential, whilst hedgerow/ditch network supports foraging bats and barn owl.
- Potential for use by skylark and black hairstreak butterfly.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.53 Priority surveys/mitigation: GLTA and bat activity surveys, reptile survey focused on the southern field, eDNA of ponds within 500 m for GCN, badger survey (site + 50 m), breeding-bird checks, removal / control of Cotoneaster. Retain and buffer LWS grassland, veteran ash trees, hedgerows and Burton Brook. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.54 Opportunities and BNG potential: Extensive modified ridge-and-furrow grassland offers high BNG headroom:

- Restoration of species-rich grassland and ridge-and-furrow structure.
- Create wet scrapes/ponds along Burton Brook corridor.

- Extend woodland fringes and gap-up hedgerows, maintain scrub mosaic to benefit pollinators and black hairstreak.

3.55 Strategic fit (LNRS): The plot lies outside current LNRS mapping, so the strategic multiplier cannot be secured, but grassland, wetland and woodland enhancements would still align with wider goals and complement the adjacent Billesdon Woodland Pool Nature Reserve.

8167 - Land off Leicester Road, Lutterworth (10.1 ha) – proforma page A35 & map page B22

3.56 Sensitivity: High sensitivity because Bitteswell Brook and hedge (potential LWS) lies on the western edge, the parcel sits in a GCN Amber Zone with records within 250 m, tussocky grass and arable margins support bats. Records found of grass snake, breeding birds (red kite observed) and badger records detected in the locality. Climate-change vulnerability and lack of local greenspace add policy pressure.

3.57 Key ecological considerations/priorities for retention:

- Brook potential LWS is an ACB freshwater feature, sensitive to water-quality impacts.
- Brook trees and field hedgerows offer bat roosting potential, and the brook is likely a key commuting/foraging area for bats.
- Dry boundary ditches may be restored for wetland connectivity.
- Potential white-clawed crayfish and fish habitat in brook.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.58 Priority surveys/mitigation: GLTA + bat activity (NBW + statics), breeding-bird survey, badger survey (site + 50 m), reptile survey, eDNA of connected ponds for GCN, otter and water-vole survey of brook plus crayfish/fish assessment. Retain/buffer brook corridor, hedgerows and tussocky grassland where possible. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.59 Opportunities and BNG potential: High potential due to predominantly large, arable field. Priorities:

- Revert arable to wildflower meadow and/or create new woodland.
- Restore nettle-dominated NW field as species-rich grassland.
- Brook restoration: marginal planting, riparian buffer, in-channel habitat structures.

3.60 Strategic fit (LNRS): Brook corridor is mapped as an ACB under freshwater and urban measures (river restoration, riparian enhancement, green-blue space linkage). Aligning enhancements to these measures secures the strategic multiplier.

8202 - Former Lorry Park, Gaulby Road, Billesdon – Pegasus (0.16 ha) – proforma page A39 & map page B24

3.61 Sensitivity: High due to two candidate LWSs (woodland pool to S and mesotrophic grassland/ash trees to NE) present, though small ex-lorry park is > 70 % hardstanding. Lies in GCN Amber Zone, nearby records for amphibians, bats, and badger records detected in the locality. Any works should avoid impacts to adjoining woodland and ditch.

3.62 Key ecological considerations/priorities for retention:

- Woodland Pool candidate LWS immediately S with potential bat foraging corridor.
- Hedgerow and dry ditch on NE boundary links to grassland/ash candidate LWS.
- Two on-site trees give minor bat-roost and nesting-bird potential.
- Hardstanding colonised by ruderal vegetation, limited but possible reptile/amphibian refuge.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.63 Priority surveys/mitigation: GLTA of trees, single static bat monitor by woodland edge, pond eDNA of nearest connected pond (< 250 m) for GCN, badger survey (site + 50 m). Protect woodland edge and ditch with fencing and run-off controls. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.64 Opportunities and BNG potential: Very high uplift potential, with priorities:

- Extend woodland.
- Create ponds and other wetlands.

- Diversify hedgerow.

3.65 Strategic fit (LNRS): Parcel sits outside mapped APIBs or ACBs, so it cannot secure the strategic multiplier. But woodland and pond creation would enhance adjacent candidate LWSs and align with county freshwater/woodland expansion priorities.

8227 - Land between Scraptoft & Bushby, Scraptoft, Thurnby and Bushby (46.7 ha) – proforma page A42 & mapa page B26

3.66 Sensitivity: High due to presence of two on-site candidate LWS features (mesotrophic grassland in SW and Station Lane veteran oak), plus wet ditches and woodland place strong constraints. Otter record, GCN Amber Zone, evidence of badger in the locality and bat/barn-owl presence add further considerations. Southern block lies in an ACB with grassland, freshwater and urban measures, so habitat losses could be costly and challenging to offset.

3.67 Key ecological considerations/priorities for retention:

- Candidate LWS lowland-meadow grassland (almost G3a) and veteran-quality oak should be retained/buffered.
- Extensive hedgerow/ditch network and wet ditches suitable for otter, water-vole, grass-snake, GCN.
- Woodland and scattered trees provide potential bat roosts, whilst tussocky margins may support reptiles and ground-nesting birds.
- Blackthorn scrub patches important for black hairstreak butterfly.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.68 Priority surveys/mitigation: NVC survey of SW grassland, GLTA + bat PRA and activity surveys, badger survey (site + 50 m), reptile survey, eDNA of all ponds within 500 m, otter and water-vole checks of wet ditches, breeding-bird survey (ground-nesters, barn owl). Retain and buffer both candidate LWS features, wet ditches, woodland and hedgerows. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.69 Opportunities and BNG potential: Arable land dominates, hence high BNG headroom. Priority actions:

- Expand species-rich grassland northwards and into arable blocks.
- Create additional ponds in damp southern zone and restore wet ditches.
- Support woodland core via new coppice blocks, extending and restoring hedgerows, dead hedges, log piles.
- Widen margins, and ensure greater connectivity and area for opportunistic foraging badgers.

3.70 Strategic fit (LNRS): Southern portion is inside ACB (grassland, freshwater, urban measures), enhancements that link meadow, ponds and riparian habitats, manage soils and widen green corridors will gain the strategic multiplier.

8241 - Land north of the A47, east of Zouche Way, Scraptoft, Thurnby and Bushby (8.6 ha) – proforma page A47 & map page B28

3.71 Sensitivity: high due to three on-site candidate LWS (species-rich hedgerow and two mature oaks). Parcel lies in a GCN Amber Zone and partly inside an ACB nature-network corridor. Evidence of badger in the locality. Long tussocky grassland, pond, ditch and ridge-and-furrow ground potentially add Strategic Significance and strong BNG-suitability scores.

3.72 Key ecological considerations/priorities for retention:

- Candidate LWS oaks may be veteran/irreplaceable and should be retained.
- Hedgerow LWS should be retained.
- Pond, tussocky grass and scrub provide good habitat for GCN, grass snake and amphibians.
- Boundary trees and hedgerows provide bat roost and commuting habitat, and barn owl recorded nearby.
- Off-site watercourse (north) could host otter, water vole, crayfish, fish.
- Habitats on site provide opportunity for birds and other priority species.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.73 Priority surveys/mitigation: GLTA + bat activity (NBW + statics), badger survey (site + 50 m), reptile survey, eDNA of on-site pond and any ponds ≤ 500 m, watercourse assessment for otter, water vole, crayfish, fish, breeding-bird survey. Retain/buffer LWS hedgerow and oaks, pond, ditch and key grassland blocks. All protected and notable species shown to be present through further surveys require full

mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.74 Opportunities and BNG potential: Modified and poor-quality neutral grassland dominate, hence high BNG headroom. Priority actions:

- Enhance grassland and create wet grassland in naturally wet areas.
- Widen and diversify species-poor hedgerows, add standards, link to new woodland/scrub pockets.
- Restore ridge-and-furrow via appropriate interventions..

3.75 Strategic fit (LNRS): Northern part of southern field lies in an ACB nature network corridor, meadow and hedgerow enhancements and pollinator-friendly planting deliver LNRS objectives and will secure strategic multiplier.

8247 - Land west of Warwick Road (33.4 ha) – proforma page A51 & map page B30

3.76 Sensitivity: High as the parcel overlaps with a candidate LWS that includes a veteran-scale ash and wet woodland. It lies inside an ACB and GCN Amber Zone, evidence of badger in the locality, records of brown hare and bats add further constraints. Arable dominance gives strong BNG potential but also means any loss of LWS/veteran tree should be avoided.

3.77 Key ecological considerations/priorities for retention:

- Veteran ash are potentially irreplaceable.
- Wet woodland highly valued habitat.
- Two ponds (1 dry) located centrally, linked by hedgerows/ditches potentially supporting GCN.
- Wide tussocky margins, scrub, hedgerows and railway embankment offer potential reptile, amphibian and bird habitat.
- Bats potentially roost in trees and redundant building and commute along hedgerows.
- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.78 Priority surveys/mitigation: GLTA and bat activity (NBW + statics), eDNA of both ponds plus off-site ponds ≤ 500 m, reptile survey along margins, badger survey (site + 50 m), breeding-bird survey. Control invasive *Lamiastrum*, retain and buffer veteran ash, wet woodland, ponds and key hedgerows. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.79 Opportunities and BNG potential: high potential due to arable core that can be reverted to species-rich meadow (LNRS grassland measure) and/or new woodland:

- Revert arable to species rich grassland,
- Enhance species-poor margins,
- Enhance and expand rail-line network habitats,
- Create additional ponds in damp areas and restore dry pond
- Implement appropriate management and expand wet woodland.

3.80 Strategic fit (LNRS): Entire holding lies in an ACB: grassland expansion (south), pond-network creation (south), and rail-line nature-network buffer (north). Aligning with these measures will secure strategic multiplier.

8631 - Land South of Gartree Rd & East of Oadby (376.9 ha) – proforma page A55 & map page B32

3.81 Sensitivity: High as the parcel contains Washbrook Stream LWS, three candidate/potential LWS hedgerows (one suspected removal of candidate LWS trees found during survey), River Sence, ponds, lowland mixed woodland and ridge-and-furrow grassland. GCN record, otter record, multiple barn-owl, bat records, evidence of badger in the locality and a Wildlife-Corridor designation add further constraints. Parts fall in flood-zone and ACB woodland/grassland/fresh-water measures.

3.82 Key ecological considerations/priorities for retention:

- LWS stream, River Sence and pond network should be provided buffers and water-quality protection introduced.
- Various species using habitat mosaics including GCN, reptile, skylark and barn owl (seen while on site).
- Numerous mature trees may be veteran/irreplaceable,
- Candidate LWS hedgerows should be retained and buffered and connectivity between them should be increased.
- Potential bat roosts in trees and farm buildings and may commute along hedgerows, streams and woodland edges.
- Ridge-and-furrow neutral grassland has restoration potential with areas in floodplain offering potential as wet grassland.

- Habitats suitable for badger sett excavation and dispersal, if the species is found to be present on or near the site.

3.83 Priority surveys/mitigation: GLTA and PRA of buildings followed by bat emergence/activity surveys, detailed badger survey (site + 50 m), reptile survey, eDNA of all on-site and connected ponds, breeding-bird survey (ground-nesters and barn-owl), otter and water-vole checks plus crayfish/fish assessment for streams, invasive-species control. Retain and buffer all LWS/potential-LWS features, veteran trees and pond/stream corridors. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.84 Opportunities and BNG potential: Very high BNG headroom since arable and modified grassland dominate. LNRS-aligned actions:

- Create and link species-rich dry and floodplain meadows, restoring ridge-and-furrow.
- Expand woodland belts to connect existing blocks, add riparian woodland along Washbrook and Sence.
- Establish pond network and wetland scrapes in low/flood-prone zones.
- Enhance hedgerows to species-rich, reinforce wildlife corridor to railway.

3.85 Strategic fit (LNRS): Washbrook Stream is an APIB, and large parts of the holding fall in an ACB for woodland, grassland, freshwater and urban measures. Implementing the enhancements above delivers those priorities and secures the strategic multiplier.

8737 - Land OS3070, Leicester Rd, Market Harborough (0.6 ha) – proforma page A60 & map page B34

3.86 Sensitivity: High sensitivity stems from <5 % overlap with the Grand Union Canal LWS on the northern edge and its alignment with ACB/Nature Network measures. The site also sits in the GCN Amber Zone and within a climate-change vulnerability band.

3.87 Key ecological considerations/priorities for retention:

- Canal corridor is an important blue-green spine, providing commuting/foraging for bats and habitat for otter, water vole, white-clawed crayfish and fish.
- Mixed-scrub and hedgerow with mature trees offers bat roosting and bird nesting potential, and blackthorn scrub may support black hairstreak.
- Horse-grazed modified grassland dominates the interior, and has low ecological value

3.88 Priority surveys/mitigation: GLTA and one-week bat static monitoring on the canal edge, otter, water-vole, crayfish and fish assessments. Retain blackthorn and canal-edge scrub where possible. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.89 Opportunities and BNG potential: Modified grassland offers high BNG headroom. Priorities include:

- Adaptation of management to restore species-rich grassland and create small wet scrapes that tie into local hydrology.
- Link blackthorn block to canal hedge with new shrub/hedgerow planting, increasing pollinator connectivity.

3.90 Strategic fit (LNRS): Western and northern buffers fall inside an APIB but not within an ACB, so the High strategic multiplier can only be secured with actions supporting the condition of the sites associated with the APIB. Broader nature network priorities could include enhancing interconnected blue-green corridors, meadow creation, scrub expansion and canal-bank enhancements.

10042 - Land north of Kilby Road, Fleckney (5.5 ha) – proforma page A63 & map page B36

3.91 Sensitivity: high due to candidate LWS on the southern edge (two mature ash trees), plus bat, bird and barn owl presence may make the site more sensitive and also lies in a GCN Amber Zone and hosts hedgerows. Although receptors are few, loss or damage to LWS/veteran trees should be avoided.

3.92 Key ecological considerations/priorities for retention:

- Candidate LWS ash may prove veteran/irreplaceable,
- Owl box, bat boxes present and may be utilised by protected species.
- Boundary hedgerows/trees form bat and bird corridors, as well as ditch in west of site.
- Hedgerows link to wider landscape.

3.93 Required surveys/mitigation: GLTA for all trees + bat activity (NBW + statics), breeding-bird survey focusing on owl activity, eDNA of off-site ponds ≤ 500 m for GCN. Retain and buffer candidate LWS ashes, all boundary hedgerows and

ditch. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.94 Opportunities and BNG potential: Arable core offers high BNG headroom. Priorities:

- Revert to species-rich grassland,
- Enhance existing and plant new hedgerows and plant new woodland copses.
- Widen margins to ≥ 5 m, and add ponds in naturally damp areas.

3.95 Strategic fit (LNRS): Parcel is outside mapped ACB, but grassland and woodland creation and hedgerow enhancement would offer significant gains to local nature networks.

10595 - Land south of Lutterworth Rd/Coventry Rd, Lutterworth (16.4 ha) – proforma page A66 & map page B38

3.96 Sensitivity: High due to presence of candidate LWS hedgerow on southern edge, unmanaged modified grassland with pond and wet woodland. Site sits in GCN Amber Zone and hosts bat boxes and records, and ground-nesting birds records. It is within an ACB woodland-expansion zone and lies in an area of climate-change vulnerability and greenspace deficit.

3.97 Key ecological considerations/priorities for retention:

- LWS hedgerow should be retained and buffered.
- Pond offers GCN potential and grass–scrub mosaic may support reptiles/amphibians despite isolation.
- Hedgerows, trees and wet woodland offer bat roost/foraging habitat.
- Ground-nesting birds potentially active in margins.
- Blackthorn scrub may support black hairstreak and offer nesting-bird habitat.
- Invasive *Potamopyrgus* requires control.

3.98 Priority surveys/mitigation: GLTA and bat activity (NBW + statics), eDNA of on-site pond (and any connected ponds), breeding-bird survey. Retain and buffer LWS hedgerow, pond, wet woodland and blackthorn scrub, manage invasive snail species. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.99 Opportunities and BNG potential: Modified grassland baseline implies high BNG headroom. Priorities:

- Enhance grassland to species-rich grassland.
- Restore ridge-and-furrow structure where present.
- Enhance existing pond and create new ponds to form a network.
- Gap-up hedgerows, add tree standards and expand wet woodland block.

3.100Strategic fit (LNRS): Parcel partly falls within an ACB woodland-expansion polygon, meadow/pond creation and hedgerow enhancement complement this and secure the strategic multiplier where they overlap.

12207 - Billesdon Depot south of Gaulby Road, Billesdon

3.101 Sensitivity: High as a result of the presence of deciduous woodland on site and the challenges associated with the potential loss and offsetting of this feature to fulfil BNG requirements. More than 15% of the site is recorded as supporting this priority habitat. Grass snake and barn owl identified within 250m of the site. Evidence of badger in the locality. It also lies within a GCN Amber Zone, and in an area subject to a higher risk of climate change impacts.

3.102 All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.103No access was granted to this site so no further information could be gathered to inform this assessment. this should be treated with appropriate caution as a result.

12223 (LUC 138 & 139 combined) – The Nurseries, Flackney Road, Kibworth (1.6 ha) - proforma page A70 & map page B40

3.104Sensitivity: Moderate as a result of c.40 % of the 1.6 ha parcel being lowland mixed woodland with a pond. The site lies in GCN Amber Zone and within <250 m of bat records. Badger records detected in the locality. Adjacent allotments hold slow-worm records and a candidate LWS grassland lies 155 m east. Woodland dominance limits easy BNG gains and may prove costly and challenging to compensate for through BNG.

3.105Key ecological considerations/priorities for retention:

- Woodland and pond provide roosting and foraging habitat for bats, amphibians and invertebrates - log piles already present.
- Lowland mixed woodland and pond constitute core habitats that should be retained and buffered.
- Potential bat roosts in trees and commuting along hedgerows.
- Blackthorn scrub may support black hairstreak and offer nesting-bird habitat.
- Allotment edge may support slow-worm, GCN possible in on-site pond.
- Dry ditch offers wetland-restoration opportunity but currently low value.

3.106Priority surveys/mitigation: GLTA and bat activity, badger survey (site + 50 m), pond eDNA for GCN, reptile survey on allotment edge, nesting-bird timing checks. Retain woodland, pond, scrub and hedgerows. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.107Opportunities and BNG potential: Woodland cover increases baseline unit value, minimising uplift potential, and further amplified by trading rules. However, priorities include:

- Grassland restoration.
- Extend and enhance woodland, include glades and deadwood habitat piles.
- Thin pond margins, add emergent planting, re-wet and plant the western ditch.
- Gap-up hedgerows and diversify with native fruiting species.

3.108Strategic fit (LNRS): Parcel itself is outside mapped ACB polygons, but grassland and hedgerow enhancements link directly to LNRS grassland-priority zones north and east, improving ecological connectivity.

12231 - Commons Car Park, Market Harborough (1.07 ha) – proforma page A71 & map page B42

3.109Sensitivity: High since the site overlaps River Welland potential LWS/Wildlife-Corridor and 70 % sits in Flood Zone. Local records for swift, otter, kingfisher, multiple bats. Hard standing dominates.

3.110Key ecological considerations/priorities for retention:

- River Welland corridor has the potential to support otter, water-vole, crayfish, fish and commuting bats. This should be retained, enhanced and buffered where appropriate.
- Boundary trees and buildings offer potential roosts for bats and nests for birds.
- Notable veteran-candidate tree just off-site.

3.111Priority surveys/mitigation: GLTA for all trees and PRA of adjacent buildings, bat emergence/statics on trees/buildings, otter and water-vole surveys, static bat point, crayfish and fish appraisal. All protected and notable species shown to be present through further surveys require full mitigation of construction and operational impacts and, where possible, increased opportunities as part of nature recovery (such as may be met through the 'opportunities and BNG potential' outlined below).

3.112Opportunities and BNG potential: Near-zero baseline implies very high BNG headroom. Measures include:

- Creation of flood-plain meadow or wetland features.
- Adding riparian shrub buffer,
- Native tree planting.

3.113Strategic fit (LNRS): Parcel lies inside an ACB strip mapped along the River Welland for meadow and riparian enhancements. Through delivering those priorities the strategic multiplier can be secured.

Chapter 4
Conclusions

Summary

4.1 Phase 2 of ecological support to Harborough Local Planning Authority has included appropriately experienced surveyors assessing 23 site allocations (a map of all sites can be seen in **Appendix B** page B1) within the new Local Plan. Surveys were completed within the optimal window (April & May 2025). No access constraints were encountered apart from for 12207 – Billesdon Depot south of Gaulby Road, Billesdon. Phase 2 does not provide further detail regards this site as a result. This second phase built on the strategic desk based assessment of all allocated sites completed in Phase 1.

4.2 The purpose of the 2025 surveys was to:

- Provide more detailed habitat information for the sites,
- Allow for the first phase desk based assessments to be based on ground truthed data, including the likelihood of sites supporting protected and priority species,
- Provide information to make a more specific assessment of the site's potential for fulfilling BNG requirements, and
- Inform recommendations for further survey and mitigation that may be required to inform further consideration for development as part of the planning process.

4.3 This review enables LUC consultants to:

- Assess the site's significance in the local context,
- Assign "strategic significance" to certain sites and their habitats,
- Make recommendations for enhancements on those sites that qualify as "strategically significant", and
- Provide ecological information to support the Local Plan, specifically strategic allocation policies, through examination.

4.4 This study recognised the timeframe of delivery, i.e. the life of the Harbough Local Plan 2025, of strategic allocations and seeks to identify constraints and opportunities that can be mitigated for and enhanced within this timeframe.

4.5 Mitigation will be shaped by a proposals, which includes appropriate phasing. This study is intended as a high-level input to the Local Plan evidence base, not as a substitute for site-specific assessments required at the application stage.

This study does not seek to present a delivery plan, rather a high level sense-check to inform the Local Plan and subsequent strategic thinking for ecology by developers.

4.6 It should be noted that this study is framed in current legislation and policy. Where further surveys are recommended in **Chapter 3**, these are based on the desk assessment undertaken in Phase 1 (see Phase 1 report) and Phase 2 walkover surveys but should be taken as high level for the purpose of plan making. This study should not be used instead of formal Preliminary Ecological Appraisals or other more detailed site assessments. Hence, no mitigation is listed in **Table 4.3**; the framing used being ecological constraints and opportunities.

4.7 **Table 4.3** summarises the constraints and opportunities across all sites subject to Phase 2 walkover surveys. This does not include 12207 – Billesdon Depot south of Gaulby Road, Billesdon – as no access was granted; results for this site can instead be found in the Phase 1 report. **Table 4.3** can be used to inform the Local Plan, but as described above this information should not be used in lieu of detailed site assessments taking account of detailed proposals. **Tables 4.1 & 4.2** provide the symbology used to identify Strategic significance of habitats on site or proposals on site that align with the LNRS, and BNG potential based on Strategic Significance (SS), distinctiveness of habitats on site and potential for habitat creation or enhancement.

Cumulative Assessment

4.8 The Local Plan identifies numerous sites across the borough as allocations. Ecological assessments should, not only focus on the individual site but also consideration potential cumulative impacts. Cumulative assessment includes, not only potential detrimental impacts but also potential benefits.

4.9 In particular, ecological assets that may be more susceptible to such cumulative impacts identified within this study (n.b. assessments should not be limited to those receptors identified in this study as more detailed surveys may identify further ecological receptors) include:

- **Designated sites** - LWS (potential, candidate and confirmed) are highly susceptible to development pressures, through loss, damage and indirect pressures from development in close proximity. They provide the core of the local ecological network and impacts on some may result in impacts on the wider network. Cumulative assessment to consider LWS within walking distance of a development - 2.5km is suggested - within which potential recreational impacts can be assessed. A greater buffer may be considered where hydrological connectivity to an ecological receptor occurs. Protection, enhancement and buffering of these features should be considered a priority.
- **Habitats** - *Watercourses* (some designated as LWS) are important blue corridors offering habitat for various aquatic species and other species that rely on waterbodies for foraging. Water quality and flood risk are both considerations downstream and on site and can be affected by land use change. Assessing the potential impacts on these features at a catchment scale and implementing mitigation of the associated risks is a priority; enhancements to watercourses including re-naturalisation, buffering and the creation of habitat mosaics could provide multiple benefits i.e. nature based solutions. Many of the sites support or are in close proximity to the borough's *woodland* assets. Woodlands are recognised as being nationally important and collective pressures, such as habitat loss and recreational disturbance can affect their integrity. Retention, protection, enhancement and buffering are recommended in addition to new planting to create greater connectivity within the landscape. Many of the sites have *ponds* which are important ecological assets. They are also nationally under pressure; significant pond loss can cause breakdown in local ecological networks. These networks are important for local amphibian, invertebrate and birds populations as well as other species. Ponds also have the potential to supply ecosystem services such as flood risk reduction and improvements to ware quality in the wider catchment. Retaining, enhancing and increasing the pond-scape are priorities for the area. Several of the sites support relic *ridge and furrow grasslands*. These assets are not necessarily important for biodiversity in themselves but they are often associated with species rich grasslands due to their age and have the potential to be restored. However, they are important local heritage assets so their cumulative loss could impact pollinator provision as well as local heritage.
- **Species** - Several sites consist of suitable habitats with the potential to support *badgers* – either sett building habitat or foraging habitat. Individuals and groups are susceptible to damage and disturbance and the wider population could be impacted by multiple sources of novel disturbance, dispersal, foraging land and sett loss. Impacts on habitats likely to support badger setts, foraging or movement across the landscape should be considered to ensure landscape connectivity is secure for the local badger population. Many of the sites have the potential to support roosting *bats* – highly susceptible to impacts from development. The wider population could be susceptible to impacts with losses of roosting, foraging and dispersal areas within the borough.

Landscape connectivity for the local populations of bat species can be affected by development. Consideration to ensure habitat heterogeneity and connectivity is secured through planning is a priority, especially where features could support roosting bats. Many of the sites fall within amber *GCN* zones and consideration via strategic schemes is recommended.

4.10 Furthermore, this study has identified various opportunities for ecological enhancements, including those that are in alignment with the LNRS. Some strategic priorities for strengthening the local ecological network might include:

- **Designated sites** - Protecting, enhancing and buffering LWS, which can ensure their favourable condition in the long term. They are the core of the local ecological network and their conservation should be prioritised.
- **Habitats** - Opportunities to enhance the *pond* network across the borough. This will provide for many local species, including GCN and other local priority species. Further enhancements of terrestrial habitats connecting the pond network can offer significantly to local amphibian populations. *Woodland* creation, which can offer habitat for various species as well as help mitigate climate change and, if planted in strategically identified locations with carefully selected species, also has the potential to help enhance resilience to climate change for the local landscape and people. Retention, buffering and enhancement of the existing woodland assets will provide. *Rivers and other watercourse*s that have the potential to be re-naturalised and re-connected with floodplains. This can offer significantly to aquatic mammals, wetland birds, bats and fish and crayfish. Such action has the potential to also reduce flood risk and improve water quality. *Grassland* assets across the sites including some relic ridge and furrow. Their restoration and extension should provide important habitats for a variety of species and increase carbon capture. Restoration of ridge and furrow should be prioritised to also support local heritage.

Table 4.1 Strategic Significance symbology in Table 4.3

No habitats on site align with LNRS	
Some habitats on site align with the LNRS	

Table 4.2 BNG Potential Symbology in Table 4.3

High Potential	
High to Moderate potential	
Moderate Potential	
Lowe to Moderate potential	

Table 4.3 Summary of key constraints and opportunities

Site ID	Site name and settlement	Strategic Significance	BNG potential	Key receptors	Key opportunities
8090/12235	Land at/ E of Beeby Road, Scraptoft	No alignment cannot apply SS multiplier	High potential due to no alignment with SS and limited habitats of higher distinctiveness	Tussocky margins with potential to support herpetofauna. Boundary trees with bat roost potential. Suitable habitat for badger present. Nesting birds in scrub and hedgerows. GCN Amber zone.	Retention, enhancement and expansion of margins and woodland. Creation of ponds/scrapes and connect terrestrial GCN habitat with wider pond network.

8093	Land at Stretton Hall Farm / Oadby Woodlands	Some alignment can apply SS multiplier for grassland expansion, pond network, blue/green space enhancement, meadow creation and woodland creation.	Moderate potential due to alignment with SS, limited habitats of higher distinctiveness and opportunity for habitat creation / enhancement.	Suitable habitat for badger present. Ponds present and in GCN amber zone. Mature/veteran trees present. Extensive opportunities for bat roosting and bird nesting. Barn owl present. Relic ridge and furrow grassland.	Grassland expansion and enhancement suitable for foraging barn owl, badger and bats. Woodland expansion and enhancement. Creation of ponds/scrapes and connect terrestrial GCN habitat with wider pond network. Hedgerow enhancement. Retention and management of veteran trees. Restoration o relic ridge and furrow.
8094	Land to rear of South Avenue, Ullesthorpe	Some alignment can apply SS multiplier for woodland expansion, pond creation/restoration, nature networks and grassland creation/restoration.	Low to moderate potential due to alignment with SS and presence of higher distinctiveness habitats on site and in close proximity and potential for habitat creation / enhancement	Ancient woodland in close proximity. Pond on site and site within GCN amber zone. Relic ridge and furrow grassland. Potential roosting bats and nesting birds.	Enhance/restore grassland Pond creation/enhancement Extend and enhance hedgerows.
8104	Land at M1 Junction 20/Swinford Road	Some alignment can apply SS multiplier for woodland, nature networks.	High potential due to alignment with SS and limited habitats of higher distinctiveness on site and potential for habitat creation / enhancement.	Suitable habitat for badger present. Woodland in close proximity. Potential nesting birds and roosting bats.	Reconnection of fragmented ecological network. Woodland expansion & hedgerow restoration.
8122	Land E of Leicester Rd & S of Grand Union Canal	Some alignment can apply SS multiplier for freshwater, woodland, urban and nature networks.	Low to moderate potential due to alignment with SS and some habitats of higher distinctiveness on site though has potential for habitat creation / enhancement.	LWS – canal Suitable habitat for badger present. Records of riparian mammals, kingfisher, crayfish. Arable margins potentially supporting herpetofauna.	Expand and connect woodlands. Retain, expand and enhanced grass margins. Create and restore ponds. Protect and enhance buffer zone around canal.

				Potential for roosting bats and nesting birds. GCN amber zone. Limited access to some areas.	Restore hedgerows.
8132	Land S of Farndale View, Market Harborough	Some alignment can apply SS multiplier for woodland, flooding zone, urban and nature networks.	Low to moderate potential due to alignment with SS, habitats of higher distinctiveness present, though has opportunity for habitat creation / enhancement.	River Welland potential LWS. Records of riparian mammals, fish and crayfish. Potential for roosting bats and nesting birds. GCN amber zone.	Wet grassland creation/restoration. Hedgerow restoration. River re-naturalisation and reconnection with floodplain.
8135	Land N of Stretton Lane, Houghton	No alignment cannot apply SS multiplier	High potential due to no alignment with SS and limited habitats of higher distinctiveness	Candidate LWS. Suitable habitat for badger present.. Roosting bat and nesting bird potential. GCN amber zone and nearby pond and suitable terrestrial habitat.	Enhance sward, create wildlife pond, rotational scrub.
8141	Land N of Leicester Lane, Great Bowden	Some alignment can apply SS multiplier for woodland and grassland	Moderate to high potential due to alignment with SS and limited habitats of higher distinctiveness on site and potential for habitat creation / enhancement.	Potential LWS hedgerow. Suitable habitat for badger present. Potential for nesting birds and roosting bats. GCN amber zone with some suitable terrestrial habitats.	Creation of grassland and woodland. Restore and extend hedgerows. Pond creation.
8143	Land E of Leicester Rd & S of Grand Union Canal	Some alignment can apply SS multiplier for urban and nature networks	Low to moderate potential due to alignment with SS and some habitats of higher distinctiveness on site and potential for habitat creation / enhancement.	Canal LWS forms boundary. Riparian mammals, fish and crayfish records. Suitable habitat for badger present. Ponds present, though in poor condition. Mature/veteran trees present.	Restoration of grassland. Restoration and creation of ponds. Retain and expand connections for herpetofauna, terrestrial mammals and other species. Retain, enhance and expand woodland. Restore and extend hedgerows.

				Potential for roosting bats and nesting birds. GCN Amber zone with records of amphibians on site. Suitable terrestrial and aquatic habitats on site.	Buffer canal with enhanced grassland mosaic.
8155	Land at Gaulby Road, Billesdon	No alignment cannot apply SS multiplier	Moderate potential due to no alignment with SS and habitats of higher distinctiveness and potential for habitat creation / enhancement	Candidate grassland LWS on site. Candidate LWS in close proximity. Veteran trees present. Terrestrial habitat potentially supporting herpetofauna. Potential for skylark. Potential for nesting birds and roosting bats. Burton Brook present on site. Relic ridge and furrow.	Restore grassland/ridge and furrow. Retain and enhance candidate LWS. Floodplain reconnection and river corridor enhancement - Burton Brook. Extend and connect woodland.
8167	Land off Leicester Rd, Lutterworth	No alignment cannot apply SS multiplier	Moderate potential due to no alignment with SS and habitats of higher distinctiveness and potential for habitat creation / enhancement	Bitteswell Brook and hedge LWS with associated freshwater species. GCN amber zone with suitable terrestrial habitat present. Suitable habitat for badger present. Potential for nesting birds and roosting bats.	Restoration of brook. Pond and wet grassland creation/restoration. Extend and restore hedgerow.
8202	Former Lorry Park, Gaulby Rd, Billesdon	No alignment cannot apply SS multiplier	High potential due to no alignment with SS and limited habitats of higher distinctiveness and potential for habitat creation / enhancement	Woodland pool candidate LWS immediately south Other LWS in close proximity. Bat roosting and bird nesting potential.	Create woodland, ponds and/or grassland. Buffer LWS and connect with wider ecological network.

				Limited potential for reptiles.	
8227	Land between Scraptoft & Bushby	Some alignment can apply SS multiplier for grassland, freshwater and urban	Low to moderate potential due to alignment with SS and some habitats of higher distinctiveness on site though has potential for habitat creation / enhancement	Two candidate LWS present. Suitable habitat for badger present.Hedgerow and ditch network. Woodland and scattered trees. Potential for herpetofauna, barn owl and otter. Potential for roosting bats and nesting birds.	Extend and restore grassland. Creation of ponds in wetter area in the south. Extend and enhance woodland. Enhance and expand grass margins.
8241	Land N of A47, Zouche Way, Scraptoft	Some alignment can apply SS multiplier for nature networks, grassland, pollinators.	Moderate potential due to alignment with SS, limited habitats of higher distinctiveness and opportunity for habitat creation / enhancement.	Three on-site candidate LWS (species-rich hedgerow and two mature oaks). Suitable habitat for badger present. Pond present. Potential for herpetofauna with terrestrial and aquatic habitats present. Potential for bat roosting and bird nesting. Watercourse in close proximity.	Grassland enhancement – potential ridge and furrow restoration. Extend and restore hedgerows. Extend and enhance hedgerow and margin network for terrestrial and amphibious species. Enhance water protection and flood risk reduction.
8247	Land W of Warwick Road	Some alignment can apply SS multiplier for grassland, ponds, and nature networks.	Low to moderate potential due to alignment with SS and some habitats of higher distinctiveness on site and potential for habitat creation / enhancement.	Candidate LWS present. Suitable habitat for badger present. Veteran trees present. Wet woodland present. Two ponds present.	Grassland expansion and enhancement. Extend and connect hedgerow and margins. Create and restore ponds. Extend and enhance woodland.

				Potential for roosting bats and nesting birds.	
8631	Land S of Gartree Rd & E of Oadby	Some alignment can apply SS multiplier for woodland, freshwater and urban.	Low to moderate potential due to alignment with SS and some habitats of higher distinctiveness on site and potential for habitat creation / enhancement.	Washbrook stream (LWS), Oadby boundary hedgerow (potential LWS), Stretton Hall hedgerows (potential LWS), the River Sence (potential LWS). Veteran trees present. GCN amber zone with records present and suitable habitat. Habitat mosaic potentially supporting herpetofauna, bats, skylark & barn owl. Relic ridge and furrow grassland. Suitable habitat for badger present.	Grassland restoration (including ridge and furrow) and creation. Woodland enhancement and expansion. Creation and restoration of ponds and scrapes. Extension and enhancement of hedgerows. Enhanced buffer of LWS and watercourses.
8737	Land OS3070, Leicester Rd (canal edge)	Some alignment can apply SS multiplier for designate site enhancements.	Low to moderate potential due to alignment with SS and some habitats of higher distinctiveness on site.	Canal LWS adjacent/slight overlap. Potential for foraging bats, aquatic species along canal corridor. Mixed scrub with potential for nesting birds.	Grassland restoration. Rotational scrub management Buffering and enhancement for canal and associated species.
10042	Land N of Kilby Road, Fleckney	No alignment cannot apply SS multiplier	High potential due to no alignment with SS and limited habitats of higher distinctiveness and potential for habitat creation / enhancement	Candidate LWS – two mature ash. Veteran trees present. GCN amber zone with potential terrestrial habitats on site.	Grassland restoration. Enhance terrestrial habitat for herpetofauna. Pond creation. Retain and promote veteran trees.

				Potential for roosting bats and nesting birds.	
10595	Land S of Lutterworth Rd, Lutterworth	Some alignment can apply SS multiplier for woodland	Moderate potential due to alignment with SS, limited habitats of higher distinctiveness and opportunity for habitat creation / enhancement.	Candidate LWS hedgerow. Pond present, GCN amber zone with limited terrestrial habitat present. Potential for nesting birds and roosting bats. Invasive *Potamopyrgus*	Woodland expansion. Grassland restoration. Pond restoration and enhancement of terrestrial habitat for herpetofauna.
12223	The Nurseries, Flackney Road, Kibworth	No alignment cannot apply SS multiplier	Moderate potential due to no alignment with SS and habitats of higher distinctiveness present and potential for habitat creation / enhancement	Woodland present. Pond present. Potential for roosting bats and nesting birds. Potential for reptiles and amphibians.	Grassland enhancement. Woodland extension and enhancement. Pond enhancement. Enhance habitat for reptiles.
12231	Commons Car Park, Market Harborough	Some alignment can apply SS multiplier for riparian enhancements and grassland.	Moderate potential due to alignment with SS, limited habitats of higher distinctiveness and opportunity for habitat creation / enhancement.	Potential LWS in close proximity. Water course in close proximity. Potential for aquatic mammals, fish and crayfish. Potential for nesting birds and roosting bats. Veteran tree in close proximity.	Reconnection with floodplain – wet grassland creation/enhancement with river naturalisation. Riparian buffer.

Appendix A

Site Survey Proformas

Land at Beeby Road & Land East of Beeby Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land at Beeby Road & Land East of Beeby Road	8090 & 12235 (common red line boundary)	LUC_15 & LUC_141	SK6545806357	10.7
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Eales/Kaja Redler	27.05.2025	Heavy rain	Full	Moderate to High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
3	No	Yes	Yes

Phase 1 summary
This site has been assessed as being of Moderate to High Sensitivity due to its Key Receptor score. Several designated sites are within close proximity, and deciduous woodland, a priority habitat, has been recorded on site. As a result, it could be an important site in the local ecological network and it could make it challenging to achieve BNG requirements on site. Badger records detected in the locality. Badgers are a protected species that, if present on site, could require significant mitigation. Multiple bat species have been recorded within 250m, and similar considerations may be taken due to the protected status of bats. Furthermore, the site lies within the GCN Amber Zone for District Level Licensing. The potential presence of protected species could prompt further associated species surveys and mitigation measures. The site is also considered to be in an area subject to a higher risk of climate change impacts. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk.
Phase 2 – site description

The site consists of two arable fields bordered by tussocky field margins and hedgerows with trees and ditches. The site is situated within the north west of the district, north of residential development on the edge of Scraptoft. The site is bordered by farmland to the north and east, a golf course to the west and residential development to the south. Existing and potential LWS are in close proximity to the site, the closest including Scraptoft LNR c 20m south west of the site and Scraptoft golf-course double hedge potential LWS c. 40m west of the site.
Designated sites within 30m
Scraptoft LNR c 20m south west of the site
Priority habitat records on site
Deciduous woodland
Protected species records on site
N/A
Protected and priority species likely present
Amphibians, birds, invertebrates, mammals, reptiles
Importance of the site for these interest features
The field edges including the tussocky arable field margins and hedgerows provide suitable terrestrial habitat for amphibians. No ponds are present on site, however there is potential for the site to be connected to offsite ponds within proximity to the site. There is potential for badger to use the field margins primarily for dispersal and potential for setts to be present within the neighbouring woodland. Badger records detected in the locality. The hedgerows, trees and arable fields also provide nesting and foraging opportunities for birds. The trees on site provide bat roosting opportunities and there is potential for commuting and foraging along the hedgerows. There is potential for reptiles on site, supported by tussocky field margins, which is noted to be particularly wide (c. 15m) in the west of the northern field. Ditches are present on site, however these were dry at the time of survey and not assessed to be suitable for water vole or otter, though there is potential of its usage by aquatic mammals to move through the landscape between more highly suitable areas of freshwater. The habitats on site hold suitability for hedgehog and brown hare and a small patch of blackthorn scrub bordering hedgerow and woodland at the southeast of the site provides suitable habitat for black hairstreak butterfly.
Recommendations for mitigation for further surveys

A ground level tree assessment (GLTA) of all trees on site, and with potential to be impacted by development is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static monitoring point surveys is recommended to assess the impact of proposals on commuting and foraging bats. A reptile survey is recommended along the site boundaries, within the arable tussocky margins. An eDNA survey of ponds within 500m of the site and with connectivity to the site is recommended to assess the likelihood of GCN being present on site. A survey is recommended to assess for the presence and status of setts on site or within 50m of the site, in particular within the neighbouring woodland. Breeding bird surveys are recommended due to the presence of suitable habitat. Best practice construction methods will ensure no harm to brown hare or hedgehog on site and proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site including the tussocky field margins, hedgerows, trees and ditches.
Strategic significance (LNRS)
The site does not sit within an Areas that Could Become of Particular Importance to Biodiversity.
Irreplaceable habitats
There are potential veteran features on an individual tree within the hedgerow along the northern boundary of the site, however an arboriculture survey would be required to confirm the presence / absence of veteran/ancient trees.
Other habitats (medium to very high distinctiveness)
Tussocky field margins are present along the majority of the field edges. There are individual trees present along the site boundaries and the very edge of an area of off site lowland mixed deciduous woodland is present in the south-eastern corner of the site. A small area of blackthorn scrub is also present in the south-eastern corner of the site.
Linear habitats (medium to very high distinctiveness)
Species rich and species poor hedgerows associated with ditches and/or trees are present along the majority of the site boundary.
Watercourses (medium to very high distinctiveness)

Ditches are present associated with hedgerows; however, these were noted to be dry at the time of survey.
BNG potential
The BNG potential of the site is high due to the fact that it is predominantly arable fields which would be assessed as cereal crops under the BNG metric and has a low distinctiveness. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops. Retention of key habitats on site including the tussocky field margins, hedgerows, trees and ditches is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
There is the opportunity for meadow creation and woodland creation on site to increase connectivity with the woodland belt at the south of the site. Hedgerow enhancements to increase the quality and condition of the hedgerows on site would additionally provide an uplift in ecological value on site.

Land at Stretton Hall Farm, Chestnut Drive				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Oadby Woodlands	8093	LUC_128	SP6474199407	114.154
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
<Null>	0.00.2025	<Null>	<Null>	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
3	No	Yes	Yes

Phase 1 summary
This site has been assessed as being of High Sensitivity due to its Key Receptor score. Priority habitat in the form of deciduous woodland and a LWS are partially present on site. The LWS, a feature of particular concern, occupies less than 2% of the site area and priority habitat approximately 5%. In addition, both protected and priority species have been recorded on site and within 250m, including barn owl, and multiple species of bats, as well as locally important house martin and swallow. Badger records detected in the locality. GCNs have also been recorded on site and the site is within a GCN Amber Zone for District Level Licensing. The potential presence of protected species could prompt species surveys and mitigation

measures. Furthermore, the site is considered to be an area at risk of climate change impacts and proposals should seek to mitigate these impacts.
Phase 2 – site description
The site consists predominately of arable fields, with tussocky arable field margins, modified grassland, other neutral grassland, ponds, lowland mixed deciduous woodland, individual trees, ditches, hedgerows and buildings. Potential LWS exist on site including Stretton Hall hedgerows (potential LWS) and mature trees (candidate LWS). The site is located in the northwest of the district, on the western edge of Oadby. The site is surrounded by farmland to the north, east and southwest and residential development to the west and southeast.
Designated sites within 30m
Potential LWS exist on site including Stretton Hall hedgerows (potential LWS) and mature trees (candidate LWS).
Priority habitat records on site
Deciduous woodland
Protected species records on site
Delichon urbicum, Emberiza citrinella, Hirundo rustica, Linaria cannabina, Lissotriton vulgaris, Milvus milvus, Myotis, Nyctalus noctula, Passer domesticus, Pipistrellus pipistrellus, Pipistrellus pygmaeus, Plecotus auritus, Poecile palustris, Prunella modularis, Sturnus vulgaris, Triturus cristatus, Turdus iliacus, Turdus philomelos, Turdus pilaris, Tyto alba
Protected and priority species likely present
Birds, reptiles, invertebrates, amphibians, mammals
Importance of the site for these interest features
Trees and buildings on site have potential to support roosting bats, and the abundance of habitats, including the hedgerows, ditches, woodland, grassland, field margins and ponds provide high suitability for commuting and foraging bats. Evidence of badger in the locality, and therefore the site provides suitability for sett building, in addition to foraging and commuting habitats. Many of the fields supported tussocky arable field margins, which in addition to scrub, woodland, neutral grassland and the watercourses provide suitability for reptiles. These habitats similarly provide suitable terrestrial habitats for amphibians, in addition to ponds on site which were noted to provide suitable breeding habitat for amphibians and a GCN record pertains to the site itself. The site also has potential to be connected to further off site waterbodies with suitability for breeding amphibians. The site supports an abundance of habitats suitable for breeding birds including trees, hedgerows, woodland, arable fields and neutral grassland which provide suitability for ground nesting farmland birds such as skylark. A barn owl was seen while on site. The ditches on site were not assessed to be suitable for otter and water vole, however there is potential of its usage by aquatic mammals to move through the landscape between more highly suitable areas of freshwater. The

habitats on site hold suitability for hedgehog and brown hare and small areas of blackthorn scrub are present across the site bordered by hedgerows and woodland, providing suitable habitat for black hairstreak butterfly.

Recommendations for mitigation for further surveys

A ground level tree assessment (GLTA) of all trees and a preliminary roost assessment (PRA) of buildings on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys are recommended to assess the impact of proposals on commuting and foraging bats. Given the evidence of badger in the locality, a detailed badger survey is recommended, as well as update surveys to monitor the status and creation of new setts. Reptile surveys are recommended of all suitable habitats across the site, in addition to an eDNA survey of all ponds on site and within 500m of the site with connectivity, to assess for the presence of reptiles and GCN on site. Breeding bird surveys are recommended as the site has high suitability for notable and ground nesting birds such as skylarks and barn owl. Proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. Best practice construction methods will ensure no harm to brown hare or hedgehog on site.

The results of these surveys would determine the appropriate mitigation measures required, however may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, in particular the woodland, hedgerows and watercourses, individual trees, tussocky field margins, neutral grassland, ponds and dense scrub.

Strategic significance (LNRS)

The site is partially located within an Areas that Could Become of Particular Importance to Biodiversity for grassland, freshwater and urban measures. Those that apply to the site include; creation of new or expansion of existing species rich grassland, connection of priority grassland with other habitats, implementation of appropriate management and grazing regimes, creation of new ponds and restoration of existing ones, implementation of flood management techniques, promotion of the better management of soils and use of fertilisers on farmland, creation and management of wetland habitats, connection of waterbodies with other priority habitats, connecting rivers to their floodplain, creation and maintenance of new floodplain meadows, and the enhancement of existing green and blue spaces.

Potential LWS existing on site including Stretton Hall hedgerows (potential LWS) and mature trees (candidate LWS).
Irreplaceable habitats
Mature trees with potential veteran features were identified on site, however an arboriculture survey would be required to confirm the presence/absence of veteran /ancient trees.
Other habitats (medium to very high distinctiveness)
Habitats on site include tussocky arable field margins, other neutral grassland, ponds, lowland mixed deciduous woodland, scrub. individual trees, and buildings.
Linear habitats (medium to very high distinctiveness)
Linear habitats on site include ecologically valuable line of trees, native hedgerows and species rich native hedgerows associated with and without trees banks and ditches.
Watercourses (medium to very high distinctiveness)
Ditches are present on site, the majority of which were dry at the time of survey
BNG potential
The site is largely dominated by habitats of low distinctiveness including arable fields and modified grassland, and therefore these habitats provide high potential to provide BNG as there is the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops and modified grassland. In addition, parts of the grassland site are noted to be ridge and furrow land, which although is in a degraded condition, has high potential for enhancement through management changes, given its ancient nature which indicates old undisturbed grassland. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. However, the trees with veteran features could be assessed as irreplaceable habitat if subject to the recommended arboricultural survey. If this is the case, BNG could not be applied to this habitat, and a bespoke compensation plan would be necessary if these are subject to impact. Retention of key habitats on site including the woodland, hedgerows and watercourses, individual trees, tussocky field margins, neutral grassland, ponds and dense scrub is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
As identified within the LNRS, an abundance of opportunities for enhancement have been recognised on site. Woodland creation would enlarge existing areas of woodland, providing greater connectivity between existing, and isolated woodland blocks. Creation of species rich grassland and enhancement of existing modified

grassland through implementation of a conservation grazing regime, and overseeding with local species if appropriate, to create species rich and structurally diverse grasslands. Pond creation would additionally be of benefit, providing additional breeding habitat for amphibians on site. These in combination have the potential to significantly uplift the biodiversity value of the site.

Land to the rear of South Avenue				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
N/A	8094	LUC_130	SP5070787449	1.05
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Eales, Kaja Redler	30.05.2025	Dry	Full	Moderate

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
4	No	Yes	No

Phase 1 summary

This site has been assessed as being of Moderate Sensitivity due to its Ecological Networks and Opportunities score. The site comprises a small percentage (<1%) of deciduous woodland, a priority habitat, and aligns with a Wildlife Corridor.

Protected species have been recorded within 250m of the site and include hen harrier, hobby, common pipistrelle, brown long-eared bat, kingfisher and locally important swift. In addition, the site is within a GCN Amber Zone for District Level Licensing. The potential presence of protected species could require additional surveys and mitigation measures to compensate for any impact on these species and their associated habitats. Furthermore, the site is considered to be in an area subject to a higher risk of climate change impacts as well as an area with lower access to natural greenspace. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk as well as provision of natural greenspace accessible to residents.

Phase 2 – site description

The site consists of two closely grazed modified grassland fields bordered by hedgerows, with barn buildings, scattered trees, and a garden area. Grazing extended to the edges of the site. An access path in the north of the site borders a thin woodland strip adjacent to residential housing, with a fence in between. The site

is located in the south of the district, within the village of Ullesthorpe. The site is surrounded by residential development to the north, east and west and further farmland to the south. An old disused woodland lined railway runs along the western edge of the site. The closest LWS includes the Old Manor Reedbed LWS c. 420m southwest of the site.
Designated sites within 30m
N/A
Priority habitat records on site
Deciduous woodland
Protected species records on site
N/A
Protected and priority species likely present
Amphibians, birds, reptiles, invertebrates, mammals
Importance of the site for these interest features
Anecdotal evidence of bats roosting within the barns on site is provided by the landowner. Individual trees and hedgerows on site and the adjacent stretch of woodland likely provide roosting, foraging and commuting opportunities for bats. Longer areas of grass are present within a small garden area within the north of the site, providing suitability and sheltering opportunities for reptiles. However, the extent of longer grass is limited in extent, with the majority of the site consisting of short, modified grassland providing limited opportunities for reptiles. It is possible that reptiles use the hedgerows and woodland edge along the site boundaries for commuting and basking. The hedgerows and trees provide nesting opportunities for birds; however, no habitat is present on site to support ground nesting birds. A small garden pond is present on site which is lacking in aquatic vegetation and was almost dry at the time of survey, so the suitability for GCN is low, however the landowner did report seeing common newts on site, therefore the presence of GCN cannot be ruled out. A garden pond is present just off-site however this is a fishpond and therefore not suitable for GCN. There is however potential for connectivity to off site ponds with suitability for breeding amphibians. A small patch of mature blackthorn scrub is present which provides habitat for the black hairstreak butterfly on site. No evidence of badger was noted on site, and the habitats on site are largely unsuitable for sett building, however they may use the edges of the site for commuting and foraging. Additional there is potential for setts to be present within the off-site neighbouring woodland strip. The habitats on site hold suitability for hedgehog and brown hare.
Recommendations for mitigation for further surveys

A ground level tree assessment (GLTA) of all trees and buildings on site, and with potential to be impacted by development will be required to inform emergence survey requirements and mitigation for bats. It is recommended that a bat static monitoring point survey is carried out, given the likelihood of bats using the site peripheries for commuting and foraging. While the majority of the site was largely unsuitable for reptiles, their presence along the site edges cannot be ruled out and therefore reptile surveys of these habitats are recommended. With regard to GCN, the suitable habitat on site is limited in extent, however a small pond is present on site, and common newts were reported to be on site by the landowner. There are additionally records of smooth newts within 250m of the site. Therefore, it is recommended that an eDNA survey is undertaken of the pond on site and any ponds within 500m of the site and with connectivity, to assess for the likelihood of GCN being present ton site. A breeding bird survey is recommended to assess the importance of the site for birds. While no suitable habitat for badger setts is present on site, there is potential for setts to be present within the woodland immediately adjacent to the site. Therefore a badger survey would be required to assess for the presence of and status of setts within 50m of the site, in particular within the neighbouring woodland. Proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site and adjacent, including trees, the pond, hedgerows and the woodland edge habitat.
Strategic significance (LNRS)
The site sits within an Areas that Could Become of Particular Importance to Biodiversity. Measures in this area include woodland measures to expand woodland and wildlife corridors, pond measures to create and restore pond networks, and nature networks measures due to the adjacent disused railway line.
Irreplaceable habitats
None were noted to be present on site.
Other habitats (medium to very high distinctiveness)

A strip of lowland mixed deciduous woodland is present bordering the west of the site, with a very small area within the boundary. Small patches of blackthorn scrub are present at the south and east of the site and an area of mixed scrub is present at the east of the site. Individual and scattered trees are present across the site within areas of modified grass and vegetated garden. A small pond is present on site.
Linear habitats (medium to very high distinctiveness)
Native species rich hedgerows are present along the western border of the site between the woodland and access track and along the southern and eastern borders of the site. A native hedgerow with ditch is also present at the west of the site.
Watercourses (medium to very high distinctiveness)
A dry ditch is present at the west of the site.
BNG potential
The site has a high potential for BNG, as the majority of the site is classified as modified grassland which has a low distinctiveness, and therefore has potential to be enhanced and provide greater BNG units per hectare. Parts of the grassland site are ridge and furrow land, which although is in a degraded condition, has high potential for enhancement through management changes, given its ancient nature which indicates old undisturbed grassland. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. Retention of key habitats on site including the trees, the pond, hedgerows and the woodland edge habitat is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
There is opportunity to enhance the grassland on site by improving the species and height diversity, through implementation of a conservation grazing regime and overseeding with local species if deemed appropriate. There is an opportunity for woodland creation to expand upon and create connectivity to bordering areas of woodland. Management of hedges to increase the condition of overgrown hedges and the species richness of hedges would additionally uplift the biodiversity value on site. There is also the opportunity to create a wildlife pond to increase connectivity with nearby pond networks to benefit amphibians on site.

Land at M1 Junction 20/Swinford Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)

Land at M1 Junction 20/Swinford Road	8104	LUC_21	SP5487883728	4.14
Surveyor	**Date**	**Weather**	**Survey access**	**Site sensitivity category (phase 1)**
Kaja Redler, Emily Eales	12.05.2025	Sunny	Full	Moderate to High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
4	No	Yes	No

Phase 1 summary
This site has been assessed as being of Moderate to High Sensitivity due to its Strategic Significance score, though the site also has moderate scores for Key Receptors and BNG Suitability. Despite not being in close proximity to many key receptors, it has some deciduous woodland, a priority habitat, on site. It is also located partially in the flood zone and in a Wildlife Corridor. As a result, this could make it challenging to achieve BNG requirements on-site. Additionally, badger records detected in the locality. Due to their protection and sensitivity to disturbance proposals should be mindful of their presence and anticipate the requirement for extended badger surveys and potential mitigation. Furthermore, common pipistrelle bat and barn owl have been recorded in close proximity to the site. Due to the presence of broadleaved woodland on site, potential for roosting bats and barn owls should be considered as well as whether the site contains suitable habitat that would support foraging for these species. The site is considered to be in an area subject to a higher risk of climate change impacts as well as an area with lower access to natural greenspace. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk as well as provision of natural greenspace accessible to residents.
Phase 2 – site description
The site predominantly consists of a single arable field, with lowland mixed deciduous woodland largely off site but surrounding the site. The site is located within the southwest of the district, on the edge of urban development south of Lutterworth. The closest LWS includes a potential LWS, the river swift c 300m north of the site.
Designated sites within 30m
N/A
Priority habitat records on site
Deciduous woodland
Protected species records on site
N/A
Protected and priority species likely present
Birds, mammals

Importance of the site for these interest features
The site predominantly consists of arable land however the site is bordered by off site lowland mixed deciduous woodland with a very small area of woodland falling within the northwestern boundary. No arable field margins are mapped as these are either not present or very narrow (< 2m). A native species poor hedgerow is present on the southern edge of the site. The woodland edge that meets the boundary of the site, provides foraging and commuting opportunity for bats. Evidence of badger in the locality. The habitats on site are not suitable for sett building, however the edges are likely used for dispersal and foraging. Similarly, the woodland edge along the boundary, hedgerow and arable field provides opportunities for nesting birds. Reptile and amphibian habitats on site is limited only to the narrow edges of the arable field boundary. This is minimal in extent. Further, the site is surrounded by busy roads, including the M1 to the east, A4303 to the north, the A426 to the west and Swinford road to the south. Therefore, connectivity between the site to surrounding habitats such as offsite ponds is severed, meaning the likelihood of reptiles and GCN being on site is very low. No waterbodies or watercourses were present on site. The habitats on site hold suitability for hedgehog and brown hare.
Recommendations for mitigation for further surveys
A ground level tree assessment (GLTA) of trees along the boundary of the site, and with potential to be impacted by development is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys are recommended to assess the impact of proposals on commuting and foraging bats using the woodland edge which forms the border of the site. A badger survey of the woodland surrounding the site is recommended to assess for the presence of and status of badger setts in proximity to the proposed works. Given the presence of suitable habitat for nesting birds on site, it is recommended that nesting bird surveys are undertaken. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, including trees, the hedgerow and off-site adjacent woodland.
Strategic significance (LNRS)
The site is located within an Areas that Could Become of Particular Importance to Biodiversity listed under woodland, urban and nature networks measures. Those that apply to the site include woodland expansion, creation and maintenance of wildlife corridors linking woodland with other habitats and protection, restoration and enhancement of existing green and blue species into favourable ecological condition.

Irreplaceable habitats
N/A
Other habitats (medium to very high distinctiveness)
A very small area of broadleaved woodland falls within the northwest corner of the site. This is continuous with woodland which immediately surrounds the site, forming the sites boundary.
Linear habitats (medium to very high distinctiveness)
N/A
Watercourses (medium to very high distinctiveness)
NA
BNG potential
The BNG potential of the site is high due to the fact that it is predominantly a large, arable field which would be assessed as cereal crops under the BNG metric and has a low distinctiveness. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. Retention of key habitats on site including the including trees, the hedgerow and protection of the offsite adjacent woodland is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
The is an opportunity to expand the existing narrow strips of woodland which surround the site, through creation of woodland within the low value arable field currently dominating the site. There is additionally an opportunity to enhance the species poor native hedgerow along the southern edge of the site, through gapping up the hedgerow and increasing species diversity.

East of Market Harborough Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
East of Market Harborough Road	8122	LUC_18	SP7269389511	111.47
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Kaja Redler, Emily Eales	28.05.2025	Light rain	Full access, however a residential property is present on site	High

			which is not accessed.	

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
2	No	Yes	Yes

Phase 1 summary

This site has been assessed as being of High Sensitivity due to its Key Receptor, Strategic Significance and BNG Suitability scores. A LWS is located partially on site (<5% cover) and deciduous woodland is also found on site. This is likely to result in challenges achieving BNG requirements due to the presence of a priority habitat and the difficulties of offsetting its potential loss, exacerbated by the likely Strategic Significance multiplier applied to habitats on site. This will result in habitats being valued higher and the subsequent amount of off set and gains required to be higher as well. Additionally, species records include otter, kingfisher and amphibians suggesting close proximity to a watercourse. Consideration of this could result in requirements for associated species surveys and mitigation. Furthermore, badger records detected in the locality. Badgers are a protected species that, if present on site, could require significant mitigation. GCN records have been identified within 250m of the site and the site lies within the Amber Zone for District Level Licensing. Consideration to the presence of the local GCN population will be required in proposals for this site and potential mitigation required as a result. Multiple bat species records have been identified within 250m of the site, therefore consideration of their presence on site will be required, especially given the presence of woodland and its potential to support roosting bats. The site is considered to be in an area subject to a higher risk of climate change impacts. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk.

Phase 2 – site description

The site consists predominantly of farmland, including arable fields and modified grassland fields. Hedgerows mark the boundary of the majority of the fields on site and lowland mixed deciduous woodland, individual trees and scrub is additionally present on site. The Grand Union Canal, a LWS, marks the northern, eastern and southern boundary of the site and Harborough Road marks the western boundary of the site. Leicester lane road splits the site into two halves. The site is located in the south of the district, just north of Market Harborough. Further farmland surround the site on all aspects, with some urban development immediately west and south within Market Harborough.

Designated sites within 30m

The Grand Union Canal, a LWS, marks the northern, eastern and southern boundary of the site

Priority habitat records on site

Deciduous woodland

Protected species records on site

Alcedo atthis, Lutra lutra, Milvus milvus, Rana temporaria, Triturus cristatus, Tyto alba

Protected and priority species likely present

Amphibians, birds, mammals, reptiles, invertebrates, white-clawed crayfish and fish
Importance of the site for these interest features
Trees and residential buildings on site have the potential to support roosting bats and the hedgerows, woodland and the canal provide commuting and foraging habitat for bats. The woodland lined canal along the edge of the site likely provides a key commuting and foraging bat corridor. Evidence of badger in the locality. Therefore, the site provides habitat for sett building, in particular within the woodland, and the site peripheries provide suitable foraging and commuting habitat for badger. The site is noted to provide suitability for reptiles, in particular within the tussocky arable field margins, the woodland, scrub and hedgerows. The canal also provides potential for reptiles, in particular grass snake. The arable fields, hedgerows, trees and woodland provide an abundance of nesting habitat for birds and skylark were seen flying above the arable fields in the north of the site. An otter record exists on site, and an otter scat was found under a bridge along the canal, just south of the site. Therefore, the canal provides potential for otter to be present. In addition, the canal is noted to be well vegetated with aquatic marginal vegetation in places, and has the potential to support water vole. Proposals should also consider the potential for impacts upon white-clawed crayfish and fish which may be present within the river. No ponds were seen on site at the time of survey, and the site is bordered by a canal and a busy road (Harborough Road) therefore the site is not functionally connected to any breeding ponds off site, however a GCN record does pertain to the site. It is possible that a pond exists within the residential garden, which was not accessed, or within the small area south of Leicester Lane which was outside of the RLB. These areas should be inspected for the presence of ponds which may support GCN. The habitats on site hold suitability for hedgehog and brown hare and a large area of mixed scrub is present at the west of the site, including blackthorn scrub providing suitable habitat for black hairstreak butterfly.
Recommendations for mitigation for further surveys
A ground level tree assessment (GLTA) of all trees on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys are recommended to assess the impact of proposals on commuting and foraging bats. Given the evidence of badger in the locality, a detailed badger survey is recommended, as well as update surveys to monitor the status and creation of new setts. Otter and water vole surveys are recommended to assess for their presence along the canal as well as reptile surveys within suitable habitats across the site. In addition, the canal should be surveyed for its potential to support white-clawed crayfish and fish, should it not be possible to avoid impacts to the watercourse. Breeding bird surveys are recommended as the site has high suitability for notable and ground nesting birds such as skylarks. Further inspection should be taken of the two areas not surveyed including the residential garden and the area south of Leicester Lane, which was outside of the site boundary, to assess for the presence of ponds which may support GCN. If present, eDNA surveys of these ponds would be required. Best practice construction methods will ensure no harm to brown hare or hedgehog on site and proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. The results of these surveys would determine the appropriate mitigation measures

required, however may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, in particular the woodland, hedgerows and ditches, individual trees, tussocky field margins, dense scrub and protection of the canal.
Strategic significance (LNRS)
The canal is located within an APIB, as this has been designated as a LWS. The site is partially within a Areas that Could Become of Particular Importance to Biodiversity, largely for woodland, freshwater, urban and nature networks measures. Those of relevance to the site include the expansion of woodland cover, creation and maintenance for wildlife corridors to link woodland with other habitats, creation of new ponds, protection, restoration and enhancement of existing green and blue spaces and enhancement and management of canals.
Irreplaceable habitats
A mature ash tree with veteran features is noted on site, however an arboriculture survey should be undertaken to confirm the absence/presence of veteran / ancient trees.
Other habitats (medium to very high distinctiveness)
Lowland mixed deciduous woodland, scrub, tussocky arable field margins and individual trees are present on site.
Linear habitats (medium to very high distinctiveness)
Linear habitats on site included ecologically valuable line of trees, line of trees associated with bank/ditch and species rich and native hedgerows associated with and without trees and with and without ditches.
Watercourses (medium to very high distinctiveness)
The canal is just off site but immediately adjacent to the site boundary and ditches are present on site associated with and without hedgerows.
BNG potential
The site is largely dominated by habitats of low distinctiveness including arable fields and modified grassland, and therefore these habitats provide high potential to provide BNG as there is the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops and modified grassland. In addition, parts of the grassland site are noted to be ridge and furrow land, which although is in a degraded condition, has high potential for enhancement through management changes, given its ancient nature which indicates old undisturbed grassland. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. However, the ash tree with veteran features could be assessed as irreplaceable habitat if subject to the recommended arboriculture survey. If this is the case, BNG could not be applied to this habitat, and a bespoke compensation plan would be necessary if these are subject to impact. Habitats of value, in particular the woodland, trees and hedgerows should be retained to ensure the 10% BNG can be achieved on site.

Opportunities for enhancements
As identified within the LNRS, an abundance of opportunities on site have been identified. Woodland creation would enlarge existing areas of woodland, providing greater connectivity between existing, and isolated woodland blocks. Areas of modified grassland could be enhanced through implementation of a conservation grazing regime, and overseeding with local species if appropriate, to create species rich and structurally diverse grasslands. Pond creation would additionally be of benefit, providing breeding habitat for amphibians on site. These in combination have the potential to significantly uplift the biodiversity value of the site.

Land south of Farndale view				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land south of Farndale view	8132	LUC_131	SP7197486691	12.3
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Eales, Kaja Redler	29.04.2025	Dry	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
2	Yes	Yes	Yes

Phase 1 summary
This site has been assessed as being of High Sensitivity due to its Key Receptor score. Multiple receptors including an LWS, Wildlife Corridor and priority habitat in the form of deciduous woodland are partially present on site and within 250m. Around 50% of the site is also located within a flood zone. Otters have been recorded on site inferring the presence of a watercourse on site as well as several other protected species not directly associated with watercourses within 250m including GCN, slow-worm, grass snake and common pipistrelle. Additionally, badger records detected in the locality. Additionally, the site lies within a GCN Amber Zone for District Level Licencing. The potential presence of protected species would require additional surveys and mitigation. More than 70% of the site cover is also considered to be at a higher risk of climate change impacts and therefore, proposals should seek to ameliorate risks.

Phase 2 – site description

The site consists predominantly of a large arable field (comprising roughly 70% of the site) and a sheep grazed field in the east of the site. The River Welland (a potential Local Wildlife Site) runs along the southern, eastern and western boundary of the site. Scattered trees, scrub and broadleaved woodland is additionally present on site. The site is located within the south of the district, on the western edge of urban development in Market Harborough. Aside from the potential LWS on site, a candidate LWS is c. 200m east of the site and a LWS (Grand Union Canal Harborough Arm) is c. 700m north of the site.
Designated sites within 30m
The River Welland, running along the southern, eastern and western boundaries is a potential LWS.
Priority habitat records on site
Deciduous woodland
Protected species records on site
Lutra lutra
Protected and priority species likely present
Amphibians, mammals, invertebrates, birds, reptiles, white-clawed crayfish, fish
Importance of the site for these interest features
Trees are present predominantly along the edges of the site with suitability to support roosting bats. All habitats on site provide foraging and commuting habitat for bats, with the river corridor likely providing a key bat commuting corridor as well as favourable foraging habitat. Evidence of badger in the locality, suitable habitats for this species include the woodland, grassland and river bank for foraging, commuting and sett building. The River Welland, a potential LWS, provides the potential for otter and water vole to be present on site, with a record of otter found during the desk study confirming their presence on site. Small burrows could be seen along the banks of the river during the survey, potentially from water vole. Proposals should also consider the potential for impacts upon white-clawed crayfish and fish which may be present within the river. The broadleaved woodland, scrub and the river corridor provide suitable habitat for reptiles (in particular for grass snake) and amphibians. While no standing water is present on site, the suitable terrestrial habitat is connected to offsite waterbodies within 500m of the site, and therefore there is potential for amphibians to be on site. The woodland, scrub, trees, arable field and river provide suitable nesting and foraging habitat for birds and patches of blackthorn scrub are present at the south of the site bordered by the riverbanks, and at the north of the site, providing habitat for black hairstreak butterfly.
Recommendations for mitigation and for further surveys

A ground level tree assessment (GLTA) of all trees on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys would be required to assess the impact of proposals on commuting and foraging bats. A badger survey of the site and suitable connected habitat within a minimum of 50m of the site would be required to assess for the presence and status of badger setts in proximity to the proposed works. . eDNA surveys would be required of all suitable waterbodies within 500m of the site and with connectivity to the site, to assess for the likelihood of GCN using the field boundaries on site. Reptile surveys would be required of all suitable habitats on site, to assess for their presence and population status on site. Breeding bird surveys will be required given the presence of suitable habitat on site and an otter and water vole survey would be required along the River Welland. In addition, the river should be surveyed for its potential to support white-clawed crayfish and fish, should it not be possible to avoid impacts to the watercourse. Proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, in particular the potential local wildlife site River Welland, deciduous woodland, scrub, scattered trees and neutral grassland.
Strategic significance (LNRS)
The site is located within an Areas that Could Become of Particular Importance to Biodiversity, which covers the majority of the site, excluding the arable field in the west of the site. Measures for this site include for woodland (woodland expansion), freshwater (to manage rivers and multi-habitat creation in flood zone 3), urban (urban core connections), and nature networks (rail lines within 20m buffer). A potential LWS is present along the boundaries of the site.
Irreplaceable habitats
None present; however, an arboriculture survey should be undertaken to confirm the absence/presence of veteran / ancient trees.
Other habitats (medium to very high distinctiveness)

Individual trees are present between the arable field and the grassland field and along the River Welland corridor. A tussocky arable field margin is present along the east of the arable field. A thin stretch of lowland mixed deciduous woodland and individual trees is present at the northern border of the site. Blackthorn scrub is present at the south of the site and bramble scrub is present at the north of the site bordering the arable field and scattered bramble scrub is also present on southwestern border of site.

Linear habitats (medium to very high distinctiveness)

A native hedgerow with ditch is present at the northeast of the site.

Watercourses (medium to very high distinctiveness)

The River Welland forms the southern, eastern and western boundary of the site and ditches are present on site within the woodland and along a hedgerow in the north of the site. All ditches were dry at the time of the survey.

BNG potential

The BNG potential of the site is high due to the fact that it is predominantly a large, arable field which would be assessed as cereal crops under the BNG metric and has a low distinctiveness. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops. There is additionally potential to enhance the remaining habitats, as detailed below. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above (for woodland, freshwater, urban and nature networks), if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. Retention of key habitats on site in particular the potential local wildlife site River Welland, deciduous woodland, scrub, scattered trees and neutral grassland is recommended to ensure a net gain of 10% is achievable on site.

Opportunities for enhancements

There is potential for watercourse enhancements following a river condition assessment. These would support the potential LWS and the LNRS measures, therefore being attributed the strategic significance multiplier. There is additionally opportunity to enhance the modified grassland in the east of the site, by increasing the species and structural diversity. The current extent of grassland could be increased by the creation of species rich grassland within the arable field, adjoining the grassland field. Similarly, there is potential for woodland creation, as identified within the LNRS, to expand upon the existing woodland on site which is small in extent. This would significantly increase the ecological value of the site.

Land north of Stretton Lane

Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land north of Stretton Lane	8135	LUC_6	SK6739603345	1.8
Surveyor	**Date**	**Weather**	**Survey access**	**Site sensitivity category (phase 1)**
Kaja Redler	13.05.2025	Sunny	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
4	No	No	No

Phase 1 summary

This site has been assessed as being High Sensitivity due to its Key Receptor score. This is due to a LWS being located partially on site (<1% cover), considered as a feature of particular concern. Additionally, barn owl has been recorded on site. As they are a protected species, if they are found to be roosting on site, significant mitigation could be required. GCN have been recorded within 250m, and the site also lies in a GCN Amber Zone for District Level Licensing. The potential presence of them could prompt associate species surveys and mitigation measures. Multiple bat species have been recorded within 250m of the site and similar considerations may be taken due to their protected status. Badger records detected in the locality. The site is considered to be in an area with lower access to natural greenspace. As a result, proposals should consider the provision of natural greenspace accessible to residents.

Phase 2 – site description

The site consists of a field of neutral grassland, with scrub, trees and a hedgerow along the site edges. The site is located within the north of the district, on the southwestern edge of the village of Houghton on the Hill. The site is bordered by farmland to the north, west and south and residential development to the east. A candidate LWS, a mature ash tree is located on the edge of the northwestern corner of the site.

Designated sites within 30m

A candidate LWS, a mature ash tree is located on the edge of the northwestern corner of the site.

Priority habitat records on site

N/A

Protected species records on site

Milvus milvus, Sturnus vulgaris, Turdus philomelos, Tyto alba
Invasive species records on site
Muntiacus reevesi
Protected and priority species likely present
Amphibians, birds, mammals, reptiles
Importance of the site for these interest features
No ponds are present on site but suitable terrestrial habitat for amphibians, including GCN is present on site within the grassland and scrub. There is additionally connectivity between the habitat onsite and offsite ponds with potential suitability for breeding amphibians. Aerial imagery shows a pond to be present c. 30m northwest of the boundary and c. 190m north of the site as well as a network of ditches in the vicinity and potential for connectivity to additional ponds within 500m of the site. The grassland, scrub, trees and hedgerows provide suitability for foraging and nesting birds including ground nesting birds. Suitable foraging and commuting habitat for badger is present on site within the grassland and field edges, and offsite woodland immediately north of the site provides additional habitat for badger. The trees on site provide opportunities for roosting bats and the long grassland, scrub, trees and hedgerow provide foraging and commuting habitat for bats. The long grassland with short grass pathways and dense scrub along the edges provide habitat highly suitable for reptiles. The habitats on site hold suitability for hedgehog and brown hare.
Recommendations for mitigation for further surveys
eDNA surveys of suitable ponds within 500m of the site and with connectivity to the site are recommended to assess for the likelihood of GCN using habitats on site. Breeding bird surveys are recommended given the presence of suitable habitat on site as well as a badger survey for the site and within 50m of the boundary, in particular of the woodland off site but adjacent to the site which provides suitable sett building habitat. A ground level tree assessment (GLTA) of all trees on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys are recommended to assess the impact of proposals on commuting and foraging bats. A reptile survey is recommended to assess for the presence of reptiles on site. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained

on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, including the neutral grassland, scrub and trees.
Strategic significance (LNRS)
The site does not fall within an ACB or any habitat measures under the LNRS.
Irreplaceable habitats
A candidate local wildlife site is present on the edge of the northwest corner of the site. This is described as a 'Mature Ash tree with girth of 3.36m'. It is listed on the ancient tree inventory as a 'Notable tree'. An arboriculture survey would be required to confirm the presence / absence of veteran / ancient trees.
Other habitats (medium to very high distinctiveness)
Other neutral grassland, bramble scrub, mixed scrub and scattered trees are present on site.
Linear habitats (medium to very high distinctiveness)
N/A
Watercourses (medium to very high distinctiveness)
N/A
BNG potential
The site has a moderate/low BNG potential, as while the majority of the site is noted to be other neutral grassland (medium distinctiveness habitat), the grassland had less than 8 species per m^2, had evidence of vehicle disturbance and there is evidence of a lack of management as scrub is beginning to encroach. Therefore, the grassland is in poor condition and has potential to be enhanced. However, the ash tree (candidate LWS) has veteran features and could be assessed as irreplaceable habitat if subject to the recommended arboriculture survey. If this is the case, BNG could not be applied to this habitat, and a bespoke compensation plan would be necessary if these are subject to impact. Retention of key habitats on site including the including the neutral grassland, scrub and trees is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
The grassland has potential to be enhanced from poor to good condition via introduction of an ecologically sensitive mowing regime, or conservation grazing regime, that promotes species and structural diversity. The scrub could be managed by cyclical cutting, to create a diverse scrub habitat of different ages, and sizes, providing optimal habitat for nesting birds and invertebrates. The addition of log piles and creation of a pond would additionally enhance the habitat for amphibians and invertebrates.

Land North of Leicester Lane				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land North of Leicester Lane	8141	LUC_132	SP7350389142	2.7
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Kaja Redler	29.04.2025	Sunny	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
2	No	No	Yes

Phase 1 summary
This site has been assessed as being of High Sensitivity due to its Key Receptor score. The site is partially located within a LWS (<5%) and Wildlife Corridor, and a small percentage of priority habitat and SSSI is within 1km. The site also comprises a small percentage (<1%) of a GI designated site. Badger records in the locality. Records of other protected species such as GCN, common pipistrelle and brown long-eared bat, were returned on site and within 250m of the site. In addition, the site lies in a GCN Amber Zone for District Level Licencing. Consideration may be required for the presence of protected species including species surveys and mitigation.
Phase 2 – site description
The site consists of an arable field, lined with hedgerows with trees. The site is located in the south of the district, northeast of Market Harborough, surrounded by farmland to the north, west and south and residential development to the east. A potential LWS, a species rich hedge with trees is present on site, and the Grand Union Canal LWS is present c. 200m west of the site.
Designated sites within 30m
A potential LWS, a species rich hedge with trees is present on site.
Priority habitat records on site
N/A
Protected species records on site
N/A
Protected and priority species likely present
Amphibians, birds, mammals, reptiles
Importance of the site for these interest features

The site supports trees with suitability for roosting bats and the hedgerows with trees along the edges of the site provide commuting and foraging habitat for bats. The site additionally provides suitability for nesting birds within the hedgerows, tress and arable field. The site supports limited suitable habitat for badger given the site is majority arable field, however there is potential for badgers to use the hedgerows along the edge of the site, particularly for commuting and foraging. Further, evidence of badger in the locality. No arable field boundaries are mapped on site as these are either short grass or are narrow and limited to the base of the hedgerow (<2m). Therefore, suitable habitat on site for reptiles is limited to the hedgerows which does provide connectivity for reptiles. No breeding habitat for amphibians is present on site, however there are multiple ponds within 500m of the site and with connectivity to the site. Similarly to reptiles, suitable terrestrial habitat for amphibians is limited to the field edges along the hedgerows. The habitats on site hold suitability for hedgehog and brown hare.
Recommendations for mitigation for further surveys
A ground level tree assessment (GLTA) of all trees on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys are recommended to assess the impact of proposals on commuting and foraging bats. A badger survey of the field boundaries and suitable habitat within a minimum of 50m of the site is recommended to assess for the presence of badger setts in proximity to the proposed works. eDNA surveys are recommended of all suitable waterbodies within 500m of the site and with connectivity to the site, to assess for the likelihood of GCN using the field boundaries on site. While the majority of the site was largely unsuitable for reptiles, their presence along the site edges cannot be ruled out and therefore reptile surveys of these habitats are recommended. Breeding bird surveys are recommended given the presence of suitable habitat on site. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. The results of these surveys would determine the appropriate mitigation measures required, however may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, in particular the potential local wildlife site, hedgerows and trees along the site boundaries.
Strategic significance (LNRS)
The site is located within an Areas that Could Become of Particular Importance to Biodiversity and is listed under woodland measures and wetland measures. Those which apply to the site include the creation of new pond networks to increase habitat and prevent pollution, expansion of woodland cover and creation and maintenance of wildlife corridors through linking woodland within other habitats. A potential LWS hedgerows is present along the southern boundary of the site.

Irreplaceable habitats
N/A
Other habitats (medium to very high distinctiveness)
Individual rural trees are present within hedgerows along the edges of the site.
Linear habitats (medium to very high distinctiveness)
A species rich hedge with trees (potential local wildlife site) and native hedges with trees are present on site.
Watercourses (medium to very high distinctiveness)
N/A
BNG potential
The BNG potential of the site is high due to the fact that it is predominantly an arable field which would be assessed as cereal crops under the BNG metric and has a low distinctiveness. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. Retention of key habitats on site including the potential local wildlife site, hedgerows and trees along the site boundaries is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
The hedgerows on site are noted be overgrown and therefore could be enhanced through hedgerow management, increasing connectivity with the surrounding habitats. There is an abundance of opportunities on site to convert the low value arable land on site to a higher value habitat, such as woodland. As identified in the LNRS, the site location could be suitable for woodland creation, expanding upon the existing field boundaries, and significantly increasing the biodiversity value of the site.

Land east of Leicester Rd and south of Grand Union canal				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land east of Leicester Rd and south of Grand Union canal	8143	LUC_19	SP7267488761	22.06
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Kaja Redler	29.05.2025	Sunny	Full access	Moderate to High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
4	No	Yes	Yes

Phase 1 summary
This site has been assessed as being of Moderate to High Sensitivity due to its Strategic Significance score, though the site also has moderate scores for Key Receptors and BNG Suitability. This is due to the presence of a small amount (<5%) of deciduous woodland on site and the challenges associated with the potential loss and offsetting of this feature to fulfil BNG requirements as well as the location of the site being within a Wildlife Corridor. Additionally, multiple GCN, and other amphibian species, records have been identified within the site, and within 250m, and it is also located in the Amber Risk Zone for District Level Licensing. Consideration to the local amphibian population will be required within proposals for this site, not only the individuals themselves, but due to the number of records, the likely high suitability of habitat on site for supporting these populations. Further survey and mitigation is likely required. Badger records detected in the locality. Proposals should consider their presence and further survey and the potential for mitigation. The site is considered to be in an area subject to a higher risk of climate change impacts. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk.
Phase 2 – site description
The site consists primarily of closely grazed modified grassland fields, with hedgerows, ditches, lowland mixed deciduous woodland, ponds and individual trees. The Grand Union Canal, a LWS, forms the northern boundary of the site. The site is located in the south of the district, on the northern edge of Market Harborough. The site is surrounded by further farmland to the north and east and development to the south and west.
Designated sites within 30m
The Grand Union Canal, a LWS, forms the northern boundary of the site.
Priority habitat records on site
Deciduous woodland
Protected species records on site
Bufo bufo, Lissotriton vulgaris, Milvus milvus, Rana temporaria, Triturus cristatus
Invasive species records on site
Ichthyosaura alpestris
Protected and priority species likely present
Birds, amphibians, reptiles, mammals, white-clawed crayfish and fish
Importance of the site for these interest features
Trees on site have the potential to support roosting bats and the hedgerows, woodland and the canal provide commuting and foraging habitat for bats. The woodland lined canal along the edge of the site likely provides a key commuting and foraging bat corridor. . The woodland also provides suitable foraging, commuting and sett building habitat for badger. Three ponds are present on site, however these lacked aquatic marginal vegetation, and a dead sheep is present within one pond impacting upon

water quality. Therefore, their suitability for GCN is likely low. In addition, there is limited suitable terrestrial habitat on site for GCN, given the majority of the site is dominated by closed grazed modified grassland and the woodland on site is lacking in an understorey or ground layer which would provide sheltering opportunities. Therefore, habitat suitability is restricted largely to the hedgerows and ditches along the edges of the site. Despite this, there are multiple records of GCN within 250m of the site, including a record pertaining to the site itself and there is potential for the site to be connected to offsite ponds with greater suitability to support GCN. Therefore, their presence cannot be ruled out on site. Similarly, habitats on site offered limited suitability for reptiles, limited largely to the hedgerows and woodland edges along the peripheries of the site. A record of otter exists within 250m of the site, and an otter scat was noted under a bridge along the canal just north of the site. Therefore, the canal provides potential for otter to be present. In addition, the canal is noted to be well vegetated with aquatic marginal vegetation in places, and has the potential to support water vole. Proposals should also consider the potential for impacts upon white-clawed crayfish and fish which may be present within the canal. The ditches on site are shallow and dry at the time of survey, and not suitable to support water vole or otter. The woodland, hedgerows and trees provide suitable nesting habitat for birds, however the closely grazed modified grassland is not assessed to be suitable for ground nesting birds. The habitats on site hold suitability for hedgehog and brown hare.

Recommendations for mitigation for further surveys

A ground level tree assessment (GLTA) of all trees on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys are recommended to assess the impact of proposals on commuting and foraging bats. Given the evidence of badger in the locality, a detailed badger survey is recommended, as well as update surveys to monitor the status and creation of new setts. If impacts to the neighbouring canal cannot be ruled out, otter and water vole surveys would be required. In addition, the canal should be surveyed for its potential to support white-clawed crayfish and fish, should it not be possible to avoid impacts to the watercourse. eDNA surveys of the ponds on site and within 500m of the site, with connectivity to the site should be carried out to assess the potential for GCN to be present on site. The majority of the site is considered unsuitable for reptiles, and therefore it is likely that impacts to reptiles can be avoided through a sensitive scheme design, however, should this not be possible, it is recommended that reptile surveys are undertaken of suitable habitats along the site edges. Given the presence of suitable nesting habitat on site, it is recommended that breeding bird surveys are carried out on site. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. Invasive species should be controlled in line with legal requirements.

The results of these surveys would determine the appropriate mitigation measures required, however may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, in particular the woodland, hedgerows and ditches, individual trees, ponds and protection of the canal.

Strategic significance (LNRS)
The canal is located within an APIB, as this has been designated as an LWS. The site is partially within an Areas that Could Become of Particular Importance to Biodiversity, largely for urban and nature networks measures. Those of relevance to the site include the protection, restoration and enhancement of existing green and blue spaces and enhancement and management of canals.
Irreplaceable habitats
Multiple mature trees with veteran features were noted on site, however an arboriculture survey would be required to confirm the presence/absence of veteran/ancient trees on site. A notable ash tree is additionally mapped on site within the ancient tree inventory.
Other habitats (medium to very high distinctiveness)
Lowland mixed deciduous woodland, scrub, ponds individual trees are present on site.
Linear habitats (medium to very high distinctiveness)
Line of trees, native hedgerow and species rich native hedgerow associated with or without trees and ditches are present onsite.
Watercourses (medium to very high distinctiveness)
Dry ditches are present on site associated with hedgerows. The Grand Union Canal LWS forms the northern boundary of the site, however the canal itself is just off site, but immediately north.
BNG potential
There is a high potential to provide BNG on site as the majority of the site is dominated by species poor modified grassland, a low distinctiveness habitat and therefore has potential to be enhanced and provide greater BNG units per hectare. In addition, parts of the grassland site were noted to be ridge and furrow land, which although is in a degraded condition, has high potential for enhancement through management changes, given its ancient nature which indicates old undisturbed grassland. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. However, the trees with veteran features could be assessed as irreplaceable habitat if subject to the recommended arboriculture survey. If this is the case, BNG could not be applied to this habitat, and a bespoke compensation plan would be necessary if these are subject to impact. Habitats of value, in particular the woodland, trees and hedgerows should be retained to ensure the 10% BNG can be achieved on site.
Opportunities for enhancements
The grassland on site has the potential to be enhanced via introduction of a conservation grazing regime and overseeding with local species (if deemed appropriate) to create a species rich and structurally diverse grassland. In addition, parts of the grassland site were noted to be ridge and furrow land, which although is in a degraded condition, has high potential for enhancement through management changes, given its ancient nature which indicates old undisturbed grassland. The ponds and woodland on site were noted to be in poor condition, and therefore there is an opportunity to enhance these habitats, and uplift the biodiversity of the site.

Additionally woodland creation would expand the existing areas of woodland, and increase connectivity between isolated woodland patches on site. These in combination have the potential to significantly uplift the biodiversity value of the site.

Land at Gaulby Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land at Gaulby Road	8155	LUC_8	SK7195902199	7.9
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Blackman, Emily Eales, Kaja Redler	1.05.2025	Sunny	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
4	No	Yes	Yes

Phase 1 summary

This site has been assessed as being of High Sensitivity due to its Key Receptor and BNG suitability scores. This is due to a significant area of the site (>50%) being a LWS and the presence of deciduous woodland. As a result, this could make it challenging to achieve BNG requirements on-site. In addition, badger records detected in the locality. Badgers are a protected species that, if present on site, could require significant mitigation. Furthermore, the site lies in a GCN Amber Zone for District Level Licensing. The potential presence of protected or important species could prompt associated species surveys and mitigation measures. The site is also considered to be in an area subject to a higher risk of climate change impacts. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk.

Phase 2 – site description

The site consists predominantly of sheep grazed fields, with one field left long and ungrazed in the south of the site. Hedgerows associated with ditches are present along the boundaries of the site. Trees including mature trees are additionally present within the site boundaries. The site is located to the north of the district, on the southern edge of the village of Billesdon. The site borders residential development to the northeast, farmland to the northwest and southeast and a

woodland and large pond to the southwest (Billesdon Woodland Pool Nature Reserve) which is a candidate LWS. The majority of the site itself, excluding the two small fields to the north, is additionally mapped as a candidate LWS, for mesotrophic grassland and ash trees. During the survey however, only the very southern portion of the site is deemed to meet the criteria for other neutral grassland.
Designated sites within 30m on site
Candidate LWS (mesotrophic grassland and ash trees) present on site and Billesdon Woodland Pool Nature Reserve candidate LWS immediately southwest.
Priority habitat records
Deciduous woodland
Protected species records on site
N/A
Invasive species records on site
Cotoneaster simonsii
Protected and priority species likely present
Amphibians, birds, invertebrates, mammals, reptiles
Importance of the site for these interest features

The site is comprised primarily of sheep grazed modified grassland which was noted to be considerably damp surrounding Burton Brook in the south. Two common frogs were recorded in this area during the survey which demonstrates that the site contains suitable terrestrial habitat for amphibians, which are likely breeding within the pond within Billesdon Woodland Pool Nature Reserve to the west of the site. The majority of the grassland across the site is short as a result of grazing, and lacked structural diversity, and therefore provided minimal suitability for reptiles. The southern field however is longer and exhibited a greater structural and species diversity, and directly bordered the Billesdon Woodland Pool Nature Reserve. In addition, a wet ditch borders this field, providing potential habitat for grass snake. Therefore, the habitats within this southern field hold potential to be used by reptiles. The hedgerows along the edges of the rest of the site may be used by reptiles for dispersal and shelter. Ditches are present predominantly within the boundaries of the site (a single ditch did cross through a field in the south), the majority of which were dry, however a single ditch within the south of the site is wet. This is not noted to be suitable for otter or water vole; however, may be used by grass snake as detailed previously. The grassland, hedgerows, scrub and individual trees offer suitable habitat for nesting birds. In the agricultural context of the site this is likely to include barn owl and skylark particularly in the southern field. Bats are likely to use the hedgerows and grassland on site for foraging and commuting and there are bat roosting features in several of the mature ash trees. No evidence of badger was recorded during the survey but there are badger records detected in the locality and they are likely to make use of the hedgerow and scrub areas for foraging. There is potential for sett building within the off-site woodland in close proximity to the site boundary. The presence of blackthorn scrub on site also provides habitat for black hairstreak butterfly. The habitats on site hold suitability for hedgehog and brown hare.

Recommendations for mitigation and for further surveys

A ground level tree assessment (GLTA) of all trees on site, and with potential to be impacted by development will be required to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static monitoring point surveys would be required to assess the impact of proposals on commuting and foraging bats. A reptile survey would be required, with particular focus in the long neutral grassland and hedgerows within the field furthest south. Similarly, the field furthest south provides suitable terrestrial habitat for GCN, with frogs were seen on site, and a pond suitable for GCN is in close proximity to the site. Therefore, an eDNA survey of ponds within 500m of the site and with connectivity to the site is recommended to assess the likelihood of GCN being present on site. A badger survey is recommended to assess for the presence and status of setts on site or within 50m of the site, in particular within the neighbouring woodland. Breeding bird surveys are recommended due to the presence of suitable habitat and records of species such as barn owl within 250m. A record of *Cotoneaster* sp pertains to the site which should be controlled in line with legal requirements. Proposals should seek

to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site including the neutral grassland, hedgerows, trees and ditches.
Strategic significance (LNRS)
The site does not align with an Areas that Could Become of Particular Importance to Biodiversity or any measures within the LNRS. However, the site is allocated as a candidate LWS for two mature ash trees located on the northwestern boundary and the presence of mesotrophic grassland. The site is also adjacent to and shares its southwest boundary with the candidate LWS of Billesdon Woodland Pool Nature Reserve which contains a large pool, reed-bed, species-rich grassland, woodland and scrub.
Irreplaceable habitats
Two ash trees on site are mapped as candidate LWS, as they are noted to have girths >3m. An arboriculture survey should be undertaken to confirm the presence /absence of veteran/ancient trees on site.
Other habitats (medium to very high distinctiveness)
Other neutral grassland is present in the southern extent of the site. Individual trees (rural) are present within the site boundaries, in addition to small patches of blackthorn and bramble scrub.
Linear habitats (medium to very high distinctiveness)
Native hedgerows with trees or associated with dry or wet ditches are present along the site boundaries, and a species-rich native hedgerow is located in the north of the site, adjacent to Billesdon primary school.
Watercourses (medium to very high distinctiveness)
Burton Brook, a wet ditch with running water is located in the southwest of the site.
BNG potential
The site has a high potential for BNG, as the majority of the site is classified as modified grassland which has a low distinctiveness, and therefore has potential to be enhanced and provide greater BNG units per hectare. In addition, parts of the grassland site were noted to be ridge and furrow land, which although is in a degraded condition, has high potential for enhancement through management

changes, given its ancient nature which indicates old undisturbed grassland. However, the ash trees (candidate LWS) have veteran features and could be assessed as irreplaceable habitat if subject to the recommended arboriculture survey. If this is the case, BNG could not be applied to this habitat, and a bespoke compensation plan would be necessary if these are subject to impact. Retention of key habitats on site including the neutral grassland, hedgerows, trees and ditches is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
Enhancement of the modified grassland through introduction of a conservation grazing regime, and seeding if appropriate, would significantly increase the ecological value of the site, and supplement the neighbouring Billesdon Woodland Pool Nature Reserve and existing neutral grassland on site. There is also an opportunity to expand upon the neighbouring woodland through woodland creation within the modified grassland. A combination of woodland creation and meadow enhancement would provide great gains for biodiversity. There is an opportunity to infill the native hedgerows, particularly those located within the field which have been damaged by livestock and those situated along the southeast boundary. Given that the site has damp ground conditions next to Burton Brook, opportunities exist to create ponds or enhance the wet ditch network and increase connectivity to other ponds e.g., Billesdon Woodland Pool. Existing areas of bramble and blackthorn should be retained and allowed to grow up to establish a diverse mosaic of habitats on site.

Land off Leicester Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land off Leicester Road, Lutterworth	8167	LUC_22	SP5432086272	10.1
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Kaja Redler, Emily Eales	27.05.2025	Grey	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
3	No	Yes	No
Phase 1 summary			

This site has been assessed as being High Sensitivity due to its Key Receptor score. This is due to a potential LWS being located partially on site (<1% cover), considered as a feature of particular concern. Additionally, GCN have been recorded within 250m, and the site also lies in an Amber Zone for District Level Licensing. The potential presence of GCN could prompt further surveys and mitigation measures. Furthermore, the site is considered to be in an area subject to a higher risk of climate change impacts as well as an area with lower access to natural greenspace. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk as well as provision of natural greenspace accessible to residents.
Phase 2 – site description
The site predominantly consists of an arable field with species rich hedgerows with trees along the borders, a field of tussocky modified grassland in the southwest and a field of nettles in the northwest. Bitteswell brook borders the western border of the site which is lined with mature trees and woodland. The brook and a hedge are listed as a potential LWS. The site is located within the southwest of the district, on the edge of residential development north of Lutterworth. Farmland surround the site to the north, east and west. In addition to the potential LWS on site, additional LWS are in close proximity, including Ashtree Farm LWS c. 400m west.
Designated sites within 30m
Bitteswell brook and hedge potential LWS is present along the western boundary of the site
Priority habitat records on site
N/A
Protected species records on site
Milvus milvus
Protected and priority species likely present
Amphibians, birds, mammals, reptiles, white-clawed crayfish, fish
Importance of the site for these interest features
The tussocky grass field in the southwest of the site, while low in species diversity, provides habitat for ground nesting birds and invertebrates. The hedgerows, trees and arable field additionally provide nesting habitat for birds and a red kite was seen flying above while on site. Trees on site are noted to provide suitability for roosting bats, and the brook, hedgerows, tussocky grassland, nettle field and trees provide optimal foraging and commuting habitat for bats. The brook likely provides a key commuting corridor and foraging habitat for bats. In general, the brook is noted to be lacking in marginal vegetation providing little cover for water vole, and it was noted to very shallow at the time of survey. However, the length on site is only a short stretch of the full length of the

brook, and therefore it is possible that otter and water vole at least pass through the site, reaching more suitable lengths up and down stream. Proposals should also consider the potential for impacts upon white-clawed crayfish and fish which may be present within Bitteswell brook. Ditches are present along the boundaries of the site however these were noted to be dry at the time of survey. No evidence of badger was seen while on site, however there is potential for sett building within the site edges, particularly within the woodland/ tree lined brook corridor. It is also likely that badger use the western fields and site edges for dispersal and foraging. The hedgerows, fields in the west and the brook corridor have potential to be inhabited by reptiles, in particular grass snake along the brook. These habitats similarly provide suitable terrestrial habitat for amphibians, and a common frog was seen on site. No standing water is present on site, however there is connectivity between the site and ponds within 500m. The habitats on site hold suitability for hedgehog and brown hare.

Recommendations for mitigation for further surveys

A ground level tree assessment (GLTA) of all trees on site, and with potential to be impacted by development is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys is recommended to assess the impact of proposals on commuting and foraging bats on site. Breeding bird surveys is recommended, given the presence of suitable habitat site. A badger survey of all suitable habitats on site and within 50m of the boundary is recommended to assess for the presence of and status of badger setts in proximity to the proposed works. It is recommended that reptile surveys are carried out within suitable habitats on site to assess for the presence of reptiles on site. It is recommended that an eDNA survey of any ponds within 500m of the site and with connectivity to the site is carried out to assess the likelihood of GCN being present within the habitats on site. An otter and water vole survey is recommended of the brook, to assess for the potential use of the brook by these species. In addition, the brook should be surveyed for its potential to support white-clawed crayfish and fish, should it not be possible to avoid impacts to the watercourse. Best practice construction methods will ensure no harm to brown hare or hedgehog on site.

The results of these surveys would determine the appropriate mitigation measures required, however may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, including the brook corridor and associated trees and woodland, hedgerows, trees, tussocky grassland and ditches.

Strategic significance (LNRS)

The Bitteswell Brook and hedge (potential LWS) are mapped as an Areas that Could Become of Particular Importance to Biodiversity, under freshwater measures and urban measures. Those which apply to the site include restoration of rivers that have

been modified to improve water quality and habitat, enhance fish habitat through gravel bed restoration and instream structures, restoration of riparian habitats along waterbodies and protection, restoration and enhancement of existing green and blue spaces into favourable ecological conditions.
Irreplaceable habitats
None were noted to be present however an arboriculture survey should be undertaken to confirm the absence/presence of veteran and ancient trees
Other habitats (medium to very high distinctiveness)
A small area of lowland mixed deciduous woodland is present along the brook. Multiple trees including mature trees are present on site, predominately along the edges, along the brook and within hedgerows.
Linear habitats (medium to very high distinctiveness)
Linear habitats on site include a native hedgerow with trees associated with ditch along the northern edge, a species rich native hedgerow with trees along the eastern edge, a species rich native hedge with ditch along the southern boundary and a short length along the south of the western boundary (Bitteswell Brook potential LWS).
Watercourses (medium to very high distinctiveness)
Watercourses include the Bitteswell brook along the western boundary and dry ditches along the northern and southern boundary.
BNG potential
The BNG potential of the site is high due to the fact that it is predominantly a large, arable field which would be assessed as cereal crops under the BNG metric and has a low distinctiveness. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. Retention of key habitats on site including the brook corridor and associated trees and woodland, hedgerows, trees, tussocky grassland and ditches is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
There is an opportunity to enhance the species poor tussocky grassland within the southwest of the site, which is largely dominated by false oat grass, through introduction of a conservation grazing regime or a sensitive mowing regime to promote species and structural diversity. The field of nettles in the northwest of the site, is interspersed with small patches of grass of a similar species mix to the field to the south. This suggests this area is once a grass field, and a lack of management has resulted in nettles becoming dominated. Management here would need to focus on reducing the fertility of the soil, and target the removal of the nettles and re-seeding to re-instate the grassland. This is combination with the

field to south could be enhanced to create a species rich wildflower meadow, which alongside the brook, has the potential to be a valuable habitat for an abundance of species. As identified within the LNRS, there is an opportunity to enhance the brook to improve water quality and habitat and to restore the riparian habitat. A river condition assessment would provide details of exact points of enhancement along its course. There is opportunity to create new habitat within the area of arable land, converting the low distinctiveness habitat, to one of greater ecological value, such as woodland creation, or additional species rich grassland creation to supplement the grassland already present on site.

Former Lorry Park, Gaulby Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Former Lorry Park, Gaulby Road	8202	LUC_5	SK7184602201	0.16
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Eales, Kaja Redler	01.05.2025	Dry	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
4	No	Yes	Yes

Phase 1 summary

This site has been assessed as being of High Sensitivity due to its Key Receptor score. This is due to a LWS being located partially on site (<1% cover), considered as a feature of particular concern. The site also lies in an GCN Amber Zone for District Level Licensing. The potential presence of GCN could prompt further surveys and mitigation measures. Furthermore, the site is considered to be in an area subject to a higher risk of climate change impacts. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk.

Phase 2 – site description

The site consists of an area of vacant urban land which comprises the majority (>70%) of the site. This includes hardstanding, which has been colonised by ruderal/ephemeral vegetation. A thin strip of bramble scrub and native hedgerow with ditch lines the northeastern boundary and a strip of nettles lines the southeastern boundary. Two individual trees are present in the north of the site. Billesdon Woodland Pool Nature Reserve (a candidate LWS) is present immediately

south of the site, and therefore woodland forms the southeastern and southwestern boundaries of the site, however no woodland is present on site. A candidate LWS borders the northeast boundary of the site, including two mesotrophic fields and two mature ash trees north of the site. The site is located in the north of the district, just south of the village of Billesdon. The site is surrounded by farmland, with woodland to the south and Gaulby road, immediately north of the site.
Designated sites within 30m
Billesdon Woodland Pool Nature Reserve (a candidate LWS) is present immediately south of the site and a candidate LWS borders the northeast boundary of the site, including two mesotrophic fields and two mature ash trees north of the site
Priority habitat records on site
N/A
Protected species records on site
N/A
Protected and priority species likely present
Amphibians, birds, mammals
Importance of the site for these interest features
The trees, hedgerow and scrub on site have the potential to support nesting birds, however the extent of this habitat is small, and therefore opportunities for birds is limited. The habitats on site will support invertebrates and therefore support foraging bats, in particular the woodland edge which forms the site boundary. The site provides very limited habitat for reptiles, given the site consists predominantly of hardstanding with small areas of scrub and tall ruderal. The habitats on site offer limited suitable terrestrial habitat for amphibians, however given the presence of ponds within close proximity, their presence cannot be ruled out. No standing water is present on site, and therefore the site is not suitable to support breeding amphibians. The habitats on site do not provide suitable sett building habitat for badger, given that the majority of the site is hardstanding, however there is potential for setts to be within the woodland south of the site, and therefore badger may pass through the site. A ditch is present on site; however, this was dry at the time of survey and not suitable to support otter or water vole. While the habitats on site provide limited suitable habitat for protected species, the site immediately borders a woodland which is a candidate LWS. Additionally, there are records of common toad, smooth newt and common frog within 250m of the site, likely pertaining to the habitat south of the site. Additionally, badger records detected in the locality. As such the presence of these species cannot be ruled out. Given the sites location adjacent to farmland and with the presence of hedgerows, there is potential for brown hare and hedgehog to traverse through the site.
Recommendations for mitigation for further surveys
A ground level tree assessment (GLTA) of all trees on site, and with potential to be impacted by development is recommended to inform emergence survey requirements and mitigation for bats. It is recommended that a bat static monitoring point survey is carried out, given that the neighbouring woodland (potential LWS) forms the boundary of the site, and therefore there is potential for

this woodland edge to be of importance to foraging bats. Given the small size of the site (0.15ha), a static monitoring point survey would be proportionate on its own, without the need for a night time bat walkover as well. The site provides very limited habitat for reptiles and therefore surveys are not recommended. With regard to GCN, the suitable habitat on site is limited in extent, however the site is in close proximity (<200m) to ponds with suitability to support GCN. In addition, there are multiple records for amphibians within 250m of the site, likely pertaining to the pond south of the site. Therefore, it is recommended that an eDNA survey is undertaken of any pond within 250m of the site and with connectivity, to assess for the likelihood of GCN being present ton site. A 250m buffer is deemed sufficient given the limited suitable habitat on site. Given the limited suitable habitat for birds present on site, further bird surveys would not be required, however clearance of habitat suitable for nesting birds should be undertaken outside of the birds nesting season, or immediately after a bird nesting inspection by a suitably qualified ecologist has confirmed the absence of nesting birds. While no suitable habitat for badger setts is present on site, there is potential for setts to be present within the woodland immediately adjacent to the site. Therefore a badger survey is recommended to assess for the presence of and status of setts within 50m of the site, in particular within the neighbouring woodland. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. The results of these surveys would determine the appropriate mitigation measures required, however may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site and adjacent, including trees and the woodland edge habitat.
Strategic significance (LNRS)
The site is not included within an APIB or Areas that Could Become of Particular Importance to Biodiversity. The site borders two candidate LWS (Billesdon Ash trees & grassland and Billesdon Woodland Pool Nature Reserve) which are not included within the LNRS.
Irreplaceable habitats
N/A
Other habitats (medium to very high distinctiveness)
Two individual trees are present at the north of the site and a thin strip of bramble scrub is present at the northeast of the site.
Linear habitats (medium to very high distinctiveness)
A native hedgerow with dry ditch is present along the northeastern boundary of the site.
Watercourses (medium to very high distinctiveness)
A dry ditch is present along the northern boundary of the site.

BNG potential
The BNG potential of the site is high due to the fact that it is predominantly hardstanding which has no ecological value. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than hardstanding. Retention of key habitats on site including trees and the woodland edge habitat is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
There is the opportunity for woodland creation on site to expand upon the adjacent off-site woodland. There is also the potential for pond creation to create a pond network and improve connectivity with nearby ponds such as the pond within the adjacent woodland. Given the sites location adjacent to potential LWS, there is a high likelihood of the site becoming colonised quickly by species once habitat creation has taken place, with potential to become a valuable wildlife site.

Land between Scraptoft & Bushby				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land between Scraptoft & Bushby	8227	LUC_16	SK6522405341	46.7
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Blackman, Emily Eales, Kaja Redler	30.04.2025	Sunny	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
2	No	Yes	Yes
Phase 1 summary			

This site has been assessed as being of High Sensitivity due to its Key Receptor score. This is due to two candidate LWS being located partially on site (<5% cover), an LNR within the search distances and records of protected species on site including otter and badger records detected in the locality, which if present on site, could require significant mitigation.

Additionally, multiple bat species have been recorded within 250m of the site and similar considerations may be taken due to the protected status of bats. The site also lies in a GCN Amber Zone for District Level Licensing and the potential presence of them could prompt further surveys and mitigation. Furthermore, the site is considered to be in an area subject to a higher risk of climate change impacts. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk.

Phase 2 – site description

The Site consists of fields including grassland (including species rich grassland), arable cropland, woodland, areas of scrub and native hedgerows associated with ditches (wet particularly to the south). The site is located in the northwest of the district, on the eastern edge of Scraptoft, bordered by further farmland to the east, and residential development to the north, west and south. Two candidate LWS are mapped on site including mesotrophic grassland in the southwest and a mature oak tree in the west.

Designated sites within 30m

Two candidate LWS are mapped on site including mesotrophic grassland in the south west and a mature oak tree in the west.

Priority habitat records on site

N/A

Protected species records on site

Cuculus canorus, Emberiza citrinella, Emberiza schoeniclus, Erinaceus europaeus, Lepus europaeus, Linaria cannabina, Lutra lutra

Invasive species records on site

Harmonia axyridis

Protected and priority species likely present

Amphibians, birds, invertebrates, mammals, reptiles

Importance of the site for these interest features

In the southwest of the site a candidate LWS is present comprised of neutral grassland which featured lowland meadow indicator species such as cowslip, birds foot trefoil and autumn hawkbit. This grassland provides foraging habitat for a range of invertebrates and subsequently foraging opportunities for birds and bats as well as habitat for ground nesting birds. The site has an extensive network of native hedgerows which provide further foraging habitats and connectivity for bats,

badgers, amphibians and nesting opportunities for birds. Some of the ditches, particularly towards the south, have running water and so are potentially suitable for otter water vole and reptiles such as grass snake. An otter record pertains to the site, so their use of the site is known. Some of the arable fields are bordered by tussocky arable field margins and mixed scrub which offer suitable terrestrial habitat for amphibians, reptiles and nesting opportunities for ground nesting birds. Evidence of badger in the locality. Trees within this woodland and individual trees scattered around the site have bat roost suitability. The habitats on site hold suitability for hedgehog and brown hare, the latter of which was seen whilst on site. Records of hedgehog additionally pertain to the site. Small patches of blackthorn scrub are present at the west of the site bordering hedgerows, providing habitat for black hairstreak butterfly.
Recommendations for mitigation for further surveys

The neutral grassland in the southwest of the site does not meet the criteria for g3a lowland meadow, however it is close to meeting the criteria. For example, a count of 13 species per m² was made, a high cover of herbs is present and a low cover of rye grass and white clover is noted. Three indicator species were found to be present including autumn hawkbit, birds foot trefoil and cowslip.

Therefore, while it just fell short of meeting the requirements to be a lowland meadow, it is recognised that the survey was undertaken at the beginning of the season, on the 30th of April, when not all species would have been identifiable.

Therefore, it is recommended that an NVC survey of the neutral grassland field in the west of the site is carried out to correctly identify the value of this grassland area. Should the NVC survey confirm its status as g3a lowland meadow, it is recommended that an invertebrate survey is carried out within the grassland, given the value of this type of habitat. A ground level tree assessment (GLTA) and potential roost assessment (PRA) of all trees on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys would be required to assess the impact of proposals on commuting and foraging bats. As badger setts were recorded within arable fields and the woodland, a detailed badger survey is recommended, as well as update surveys to monitor the status and creation of new setts. Although ponds are not present on site, there is suitable terrestrial habitat for GCN present on site and which has potential to be connected to off-site breeding ponds. Therefore, eDNA surveys of any ponds within 500m of the site and with connectivity to the site are recommended. Otter has also been recorded on site and water voles have been recorded within 250m of the site, so surveys should also be carried out for these mammals due to the presence of suitable habitat in wet ditches. Breeding bird surveys are recommended as the site has high suitability for notable and ground nesting birds such as skylarks. Reptile surveys of suitable habitat are recommended, in particular the tussocky field margins, with scattered scrub and areas of grassland. Proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. Best practice construction methods will ensure no harm to brown hare or hedgehog on site.

The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing if there are to be impacts to be particular species as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, in particular the two candidate local wildlife sites and areas of higher value neutral grassland, woodland, field boundaries, wet ditches and mature trees.

Strategic significance (LNRS)

Towards the southwest of the site is Station Lane grassland and Station Lane Oak which are two candidate LWS. The southern section of the site closest to Bushby also falls within an Areas that Could Become of Particular Importance to Biodiversity for grassland, freshwater and urban measures. This means the existing species-rich grassland should be protected and restored, river and associated riparian habitats should be restored and supported and existing green and blue habitats should be connected.
Irreplaceable habitats
Station Lane Oak on the western boundary is a candidate LWS and is a potential veteran tree. An arboriculture survey would be required to confirm the presence/absence of veteran/ancient trees.
Other habitats (medium to very high distinctiveness)
Other neutral grassland and other neutral grassland with potential to be classified as g3a lowland meadow is present on site. The presence of lowland meadow on site would need to be confirmed following an NVC survey. Additional habitats include lowland mixed deciduous woodland, individual trees (rural), mixed scrub, bramble scrub, blackthorn scrub and tussocky arable field margins.
Linear habitats (medium to very high distinctiveness)
Native and species-rich native hedgerows either with trees or associated with ditches is present around the edges of the fields.
Watercourses (medium to very high distinctiveness)
Wet ditches are present on site, particularly towards the southern boundary and through the centre of the site.
BNG potential
The BNG potential of the site is high due to the fact that it is predominantly arable fields which would be assessed as cereal crops under the BNG metric and has a low distinctiveness. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. However, the oak tree (candidate LWS) has veteran features and could be assessed as irreplaceable habitat if subject to the recommended arboriculture survey. If this is the case, BNG could not be applied to this habitat and a bespoke compensation plan would be necessary if these are subject to impact. Habitats of ecological value such as hedgerows, woodland, scrub (bramble, blackthorn and mixed), neutral grassland, individual trees and wet ditches should be retained to ensure 10% BNG can be achieved on site.

Opportunities for enhancements
The site has numerous opportunities for enhancement. The central area of lowland mixed deciduous woodland could be enlarged through woodland creation and managed more specifically for biodiversity by introducing cyclical coppicing, creating dead hedges and log piles and enhancing the woodland edge. The south of the site lends itself to pond creation due to the damp conditions and presence of wet ditches which would expand the opportunities for amphibians and water voles on site. The species rich neutral grassland in the southwest of the site could also be expanded enhancing the neutral grassland to the north of it with wildflower mixes and/or a conservation grazing regime. Species rich neutral grassland could additionally be created within areas of arable land.

Land north of the A47, east of Zouche Way				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land north of the A47, east of Zouche Way	8241	LUC_17	SK6582904284	8.6
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Kaja Redler	06.06.2025	Dry	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
3	No	No	Yes

Phase 1 summary
This site has been assessed as being of High Sensitivity due to its Key Receptor and Strategic Significance scores. This is due to three potential / candidate LWS being located partially on site (<5% cover). Additionally, badger records detected in the locality. Badgers are a protected species that, if present on site, could require significant mitigation. Furthermore, multiple bat species and barn owl have been recorded within 250m. Potential for roosting bats and barn owls should be considered as well as whether the site contains suitable habitat that would support foraging for these species. The site also lies in a GCN Amber Zone for District Level Licensing and the potential presence of them could prompt further surveys and mitigation measures.

Phase 2 – site description
The site consists of two fields (including modified and neutral grassland) bordered by hedgerows with trees, scrub, a pond and an area of recently created neutral grassland and recently planted woodland. The site is located in the northwest of the borough, on the eastern edge of Thurnby, surrounded by farmland to the north, east and southeast and residential development to the west and southwest. Three potential / candidate LWS are located on site, including a species rich hedgerow and mature trees.
Designated sites within 30m
Three potential / candidate LWS are located on site
Priority habitat records on site
N/A
Protected species records on site
Milvus milvus
Protected and priority species likely present
Amphibians, birds, mammals, invertebrates, reptiles, white-clawed crayfish, fish
Importance of the site for these interest features
The hedgerows with trees provide potential for roosting and commuting bats as they provide connectivity to the surrounding habitats. All habitats on site provide foraging habitat for bats. Evidence of badger in the locality. Badger records detected in the locality. The grassland on site is long and tussocky, and in combination with the scrub edges and hedgerows, provide suitable habitat for reptiles and amphibians. There is additionally a pond at the northern edge of the site, providing breeding habitat for amphibians. A watercourse runs immediately north of the site, just outside of the site boundary. This was not accessed for survey, however there is potential for it to provide suitable habitat for water vole, otter, white-clawed crayfish and fish. A ditch is present along the western boundary of the site however it was noted to be heavily vegetated with scrub. The trees, hedgerows and scrub on site provide nesting and foraging opportunities for birdsand the long grassland provides opportunity for ground nesting birds. The habitats on site hold suitability for hedgehog and brown hare and stands of blackthorn scrub are present in the east of the site bordering hedgerows, providing habitat for black hairstreak.
Recommendations for mitigation and for further surveys

A ground level tree assessment (GLTA) of all trees on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys would be required to assess the impact of proposals on commuting and foraging bats. A badger survey of all habitats on site and suitable habitat within a minimum of 50m of the boundary is recommended ahead of construction to assess the status and location of setts within vicinity to the proposed works. Reptile surveys are recommended to assess the presence of reptiles on site and an eDNA of the pond on site and any ponds within 500m of the site, with connectivity to the site is recommended to assess for the presence of GCN within proximity to the site. An assessment of the watercourse off site to the north of the site is recommended to assess for the likelihood of otter, water vole, white-clawed crayfish and fish being present. Breeding bird surveys is recommended given the presence of suitable habitat on site. Best practice construction methods will ensure no harm to brown hare or hedgehog on site and proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly.

The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, in particular the candidate local wildlife site's, ponds, ditch, hedgerow, mature trees and neutral grassland.

Strategic significance (LNRS)

The northern part of the southern field is included within an Areas that Could Become of Particular Importance to Biodiversity, listed under nature networks measures. Those which apply to the site include enhancing biodiversity along green corridors with native vegetation and wildflower meadows and promoting pollinator-friendly habitats along networks.

Irreplaceable habitats

Two trees on the eastern edge of the site are listed as candidate local wildlife sites. These are noted to be a 'mature tree' and 'Hedgerow oak, of c

3.7m girth, with significant dead wood'. There is therefore potential for veteran / ancient trees to be on site, which should be confirmed following an arboriculture survey.

Other habitats (medium to very high distinctiveness)

Patches of bramble scrub, mixed scrub and blackthorn scrub are present along the edges of the site. Trees are present within the hedgerows, including two mature oak trees designated as candidate local wildlife sites present. A standing dead tree is present at the northern edge of the southern field. Other neutral grassland is present in the northern half of the southern field, and a small area of recently created neutral grassland is present in the west of the site, likely created as part of recent neighbouring development. An area of recent tree/scrub planting is also present here, likely with the goal of reaching woodland. A pond is present at the northern edge of the site.
Linear habitats (medium to very high distinctiveness)
The southern field is bordered by native hedgerows with trees and the northern field is bordered by a species rich native hedgerow with trees at the west, also listed as a potential local wildlife site. A native hedgerow with trees associated with a ditch runs along the western edge of the field.
Watercourses (medium to very high distinctiveness)
A ditch alongside a hedgerow is present along the western edge of the site.
BNG potential
There is a high potential to provide BNG on site as the majority of the site is dominated by modified grassland, which has a low distinctiveness. There is therefore potential to enhance the grassland to a higher distinctiveness grassland, to uplift the BNG units on site. In addition, the site is noted to be ridge and furrow land, which although is in a degraded condition, has high potential for enhancement through management changes, given its ancient nature which indicates old undisturbed grassland. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. However, the candidate LWS trees have veteran features and could be assessed as irreplaceable habitat if subject to the recommended arboricultural survey. If this is the case, BNG could not be applied to this habitat, and a bespoke compensation plan would be necessary if these are subject to impact. Retention of key habitats on site including the candidate local wildlife site's, ponds, ditch, hedgerow, mature trees and neutral grassland is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements

The majority of the site consists of grassland, approximately half of which is assessed as modified grassland, and the other half as other neutral grassland. It should be noted however that the neutral grassland would likely be assessed as poor condition within a BNG assessment due to a lack of structural and species diversity, and therefore, there is potential for enhancement for both the other neutral and modified grassland areas to a species rich grassland habitat. There is potential to enhance the hedgerows within the site as the majority of these are assessed as native species poor. Therefore, increasing the species diversity within the hedgerows would increase their ecological value. The northern end of the southern field is noted to be wetter than the rest of the grassland, and therefore there is an opportunity here to create a species rich wet meadow, with potential for pond creation to create habitat for amphibians.

Land west of Warwick Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land west of Warwick Road	8247	LUC_23	SP6680694283	33.38
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Blackman, Emily Eales, Kaja Redler	01.05.2025	Sunny	Full	High
Phase 1 Parameters				
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment	
2	No	Yes	Yes	
Phase 1 summary				

This site has been assessed as being of High Sensitivity due to its Key Receptor score, though it also has a moderate Strategic Significance score. This is due to a candidate LWS being located partially on site (<1% cover), which is considered to be a feature of particular concern. Additionally, it is located within a Wildlife Corridor. This could result in BNG requirements being more challenging to deliver on-site. Badger records detected in the locality. As they are protected species, if they are found to be present on site, significant mitigation could be required. The site also lies in a GCN Amber Zone for District Level Licensing and the potential presence of them could prompt further surveys and mitigation measures. Furthermore, the site is considered to be in an area subject to a higher risk of climate change impacts. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk.
Phase 2 – site description
The site consists of three arable fields, demarcated by native hedgerows with trees, some of them associated with ditches. Tussocky arable field margins, scrub, a small area of wet woodland and a pond are additionally present along the field boundaries. The site is located within the centre of the district, on the western edge of the village of Kibworth Beauchamp. The site is surrounded by further farmland to the north, west and south and residential development to the east. A candidate LWS is present on site, including a large potential veteran ash of 1045mm girth, with deadwood features. Additional potential LWS are in very close proximity to the site, in addition to Foxton Canal SSSI c.500m west of the site.
Designated sites within 30m
A candidate LWS is present on site, including a large potential veteran ash of 1045mm girth, with deadwood features.
Priority habitat records on site
N/A
Protected species records on site
Lepus europaeus
Invasive species records on site
Lamiastrum galeobdolon subsp. argentatum
Protected and priority species likely present
Amphibians, birds, mammals, reptiles
Importance of the site for these interest features

Evidence of badger in the locality. Habitats suitable for the species include deciduous woodland, hedgerows and mixed scrub for foraging, commuting and potentially sett building. Bats are also likely to use the well-connected hedgerows for commuting and foraging, as well potential for roosting within trees and an old building on site. Two ponds (one dry during time of survey) are located centrally within the site along field edges, and are well connected via hedgerows and ditches. The pond is assessed to be lacking in aquatic marginal vegetation, there is no buffer between the pond and the neighbouring arable field, resulting in poor water quality evidenced by the high cover of algae on the pond surface. Therefore, the pond likely has a low suitability for GCN, however their presence cannot be ruled out. Terrestrial habitat for amphibians is provided through the hedgerows, areas of mixed scrub, and numerous tussocky arable field margins on site which are also of high suitability for nesting birds and reptiles. The tussocky arable field margins, hedgerows, scrub and woodland provide suitable habitat for reptiles. The arable fields, trees scrub and hedgerows provide suitable habitat for birds. Ditches are present on site however these were noted to be dry at the time of survey. A linear stretch of scrub, grassland and woodland mosaic is present outside but immediately adjacent to the northeast boundary of the site, adjacent to a railway. This off-site habitat provides additional suitable habitat for reptiles, amphibians, birds, bats and badger in close proximity to the site, increasing the likelihood of these species being found present on site. The habitats on site hold suitability for hedgehog and brown hare, and a brown hare record pertains to the site.

Recommendations for mitigation for further surveys

A ground level tree assessment (GLTA) of all trees on site, and with potential to be impacted by development is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static monitoring point surveys is recommended to assess the impact of proposals on commuting and foraging bats. A reptile survey is recommended along the site boundaries, within the arable tussocky margins, scrub and hedgerows. An eDNA survey of ponds on site and within 500m of the site and with connectivity to the site should be undertaken to assess the likelihood of GCN being present on site. A badger survey is recommended to assess for the presence and status of setts on site and within a minimum of 50m of the site. Breeding bird surveys are recommended due to the presence of suitable habitat. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. A record of *Lamiastrum galeobdolon subsp. Argentatum* pertains to the site which should be controlled in line with legal requirements.

The results of these surveys would determine the appropriate mitigation measures required, however may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and

protection of key habitats on site including the tussocky field margins, woodland, ponds, scrub, hedgerows, trees and ditches.
Strategic significance (LNRS)
The site sits within an Areas that Could Become of Particular Importance to Biodiversity. This includes grassland measures towards the southern boundary to connect and expand grasslands. Also, towards the southern boundary there is a freshwater measure to create new pond networks. Towards the northern boundary of the site there is a nature network measure to manage and enhance biodiversity along the railway with a 20m buffer. A candidate LWS for a potential veteran tree is also present on site.
Irreplaceable habitats
The candidate LWS ash tree has been noted to be a veteran ash tree, and willows surround the dry pond in central area, which had veteran features including fungi and deadwood. An arboriculture survey would be required to confirm the presence / absence of veteran/ancient trees.
Other habitats (medium to very high distinctiveness)
Tussocky arable field margins, bramble scrub, mixed scrub, wet woodland, ponds and individual trees (rural) are present along the arable field boundaries.
Linear habitats (medium to very high distinctiveness)
Native hedgerows with trees or associated with ditches are present along the field edges on site.
Watercourses (medium to very high distinctiveness)
Dry ditches were present on site.
BNG potential

The BNG potential of the site is high due to the fact that it is predominantly arable fields which would be assessed as cereal crops under the BNG metric and has a low distinctiveness. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. However, the ash tree (candidate LWS) has veteran features and could be assessed as irreplaceable habitat if subject to the recommended arboricultural survey. If this is the case, BNG could not be applied to this habitat, and a bespoke compensation plan would be necessary if these are subject to impact. Habitats such as mixed deciduous woodland, mixed scrub, ponds and hedgerows should be retained to ensure 10% BNG is achieved on site.
Opportunities for enhancements
The site has damp ground conditions particularly in the centre which lends itself to further pond creation and enhancement of pond connectivity. The network of hedgerows on site could be enhanced by increasing species diversity, thereby enhancing them from species poor to species rich hedges. As identified in the LNRS, there is potential to connect and expand grassland on site. The arable land could be used to create a species rich meadow, which would significantly uplift the BNG value of the site, and provide opportunity for an abundance of species.

Land South of Gartree Rd & East of Oadby				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land South of Gartree Rd & East of Oadby *	8631	LUC_24	SP6494699990	376.9
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Kaja Redler, Emily Eales, Emily Blackman	0.00.2025	Sunny	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
3	No	Yes	Yes

Phase 1 summary

This site has been assessed as being of High Sensitivity due to its Key Receptor score, though the site also has moderate scores for BNG Suitability and Strategic Significance. This is due to a LWS being located partially on site (<1% cover) and the presence of deciduous woodland and pond, both priority habitats on site. The site is also within the flood zone and a Wildlife Corridor. As a result, this could make it challenging to achieve BNG requirements on-site. Additionally, there are numerous records of barn owl, GCN, otter and multiple bat species on site, which also lies within the Amber Zone for District Level Licensing. Badger records in the locality. Consideration to the presence of protected species will be required in proposals for this site and potential mitigation required as a result, especially given the presence of a pond on site that could be utilised by the local GCN population for breeding. Furthermore, the site is considered to be in an area subject to a higher risk of climate change impacts. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk. Scoring moderately across multiple categories identifies this site as supporting multiple receptors of concern for ecology, whilst also potentially providing opportunities as part of the local nature recovery network.

Phase 2 – site description

The site consists predominately of arable fields, with tussocky arable field margins, pollen and nectar arable field margins, arable field margins cultivated annually, modified grassland, other neutral grassland, ponds, lowland mixed deciduous woodland, individual trees, watercourses, hedgerows, ditches and farm buildings. Existing and potential LWS exist on site including Washbrook stream (LWS), Oadby boundary hedgerow (potential LWS), Stretton Hall hedgerows (potential LWS), the River Sence (potential LWS) and mature trees. The site is located in the northwest of the district, on the western edge of Oadby. The site is surrounded by farmland to the north, east and southwest and residential development to the west and southeast.

Designated sites within 30m

Existing and potential LWS exist on site including Washbrook stream (LWS), Oadby boundary hedgerow (potential LWS), Stretton Hall hedgerows (potential LWS), the River Sence (potential LWS) and mature trees.

Priority habitat records on site

Deciduous woodland, Ponds

Protected species records on site

Alauda arvensis, Apus apus, Bufo bufo, Cichorium intybus, Cuculus canorus, Delichon urbicum, Dryobates minor, Emberiza citrinella, Emberiza schoeniclus, Erinaceus europaeus, Falco columbarius, Falco peregrinus, Falco subbuteo,

Hirundo rustica, Larus argentatus, Lepus europaeus, Linaria cannabina, Lissotriton vulgaris, Locustella naevia, Lutra lutra, Milvus milvus, Motacilla flava, Muscicapa striata, Myotis, Nyctalus noctula, Passer domesticus, Perdix perdix, Phoenicurus phoenicurus, Pipistrellus, Pipistrellus pipistrellus, Pipistrellus pygmaeus, Plecotus auritus, Poecile montanus, Poecile palustris, Prunella modularis, Pyrrhula pyrrhula, Sturnus vulgaris, Triturus cristatus, Turdus iliacus, Turdus philomelos, Turdus pilaris, Tyria jacobaeae, Tyto alba, Vanellus vanellus

Invasive species records on site

Branta canadensis, Hyacinthoides non-scripta x hispanica = H. x massartiana, Lamiastrum galeobdolon subsp. Argentatum, Psittacula krameri

Protected and priority species likely present

Birds, reptiles, amphibians, invertebrates, mammals, white-clawed crayfish, fish

Importance of the site for these interest features

Trees and buildings on site have potential to support roosting bats, and the abundance of habitats, including the hedgerows, watercourses, woodland, neutral grassland, field margins and ponds provide high suitability for commuting and foraging bats. Evidence of badger in the locality, and therefore the site provides suitability for sett building, in addition to foraging and commuting habitats. Many of the fields supported tussocky arable field margins, which in addition to scrub, woodland, neutral grassland and the watercourses provide suitability for reptiles. These habitats similarly provide suitable terrestrial habitats for amphibians, in addition to ponds on site which were noted to provide suitable breeding habitat for amphibians and a GCN record pertains to the site itself. The site also has potential to be connected to further off-site waterbodies with suitability for breeding amphibians. The site supports an abundance of habitats suitable for breeding birds including trees, hedgerows, woodland, arable fields and neutral grassland which provide suitability for ground nesting farmland birds such as skylark. Skylark and barn owl was seen while on site. The river along the eastern edge of the site and a wet ditch in the north of the site has potential to support otter and water vole and proposals should consider the potential for impacts upon white-clawed crayfish and fish which may be present within the river. The habitats on site hold suitability for hedgehog and brown hare and a hedgehog and brown hare record pertains to the site. Blackthorn scrub additionally provides habitat for black hairstreak butterfly.

Recommendations for mitigation for further surveys

A ground level tree assessment (GLTA) of all trees and a preliminary roost assessment (PRA) of buildings on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys are recommended to assess the impact of proposals on commuting and foraging bats. Given the evidence of badger in the locality, a badger survey is recommended to assess for the presence and status of setts on site and within a minimum of 50m of the site.

Reptile surveys are recommended of all suitable habitats across the site, in addition to an eDNA survey of all ponds on site and within 500m of the site with connectivity, to assess for the presence of reptiles and GCN on site. Breeding bird surveys are recommended as the site has high suitability for notable and ground nesting birds such as skylarks and barn owl. Further surveys of the suitable watercourses should be undertaken to inspect for the presence of otter and water vole, and the river should be surveyed for its potential to support white-clawed crayfish and fish, should it not be possible to avoid impacts to the watercourse. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. Proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. Invasive species should be controlled in line with legal requirements.

The results of these surveys would determine the appropriate mitigation measures required, however may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, in particular the woodland, hedgerows and watercourses, individual trees, tussocky field margins, neutral grassland, ponds and dense scrub.

Strategic significance (LNRS)

Washbrook stream LWS is an APIB and the site is partially located within an Areas that Could Become of Particular Importance to Biodiversity for woodland, grassland, freshwater and urban measures. Those that apply to the site include; expansion of woodland cover, creation and maintenance of wildlife corridors through linking woodland with other habitats, creation of new or expansion of existing species rich grassland, connection of priority grassland with other habitats, implementation of appropriate management and grazing regimes, creation of new ponds and restoration of existing ones, implementation of flood management techniques, promotion of the better management of soils and use of fertilisers on farmland, creation and management of wetland habitats, connection of waterbodies with other priority habitats, connecting rivers to their floodplain, creation and maintenance of new floodplain meadows, and the enhancement of existing green and blue spaces. Existing and potential LWS exist on site including Washbrook stream (LWS), Oadby boundary hedgerow (potential LWS), Stretton Hall hedgerows (potential LWS), the River Sence (potential LWS).

Irreplaceable habitats

Mature trees with potential veteran features were identified on site, however an arboriculture survey would be required to confirm the presence/absence of veteran /ancient trees.

Other habitats (medium to very high distinctiveness)

Habitats on site include arable field margins (tussocky, cultivated annually and pollen and nectar), scrub, lowland mixed deciduous woodland, coniferous woodland, neutral grassland, mixed woodland, ponds, individual trees and wet woodland.
Linear habitats (medium to very high distinctiveness)
Linear habitats on site include ecologically valuable line of trees, native and species rich hedgerows associated with and without trees, banks and ditches.
Watercourses (medium to very high distinctiveness)
Ditches, Washbrook Stream, the River Sence and a stream in the north is present on site.
BNG potential
The site is largely dominated by habitats of low distinctiveness including arable fields and modified grassland, and therefore these habitats provide high potential to provide BNG as there is the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops and modified grassland. In addition, parts of the grassland site are noted to be ridge and furrow land, which although is in a degraded condition, has high potential for enhancement through management changes, given its ancient nature which indicates old undisturbed grassland. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. However, the trees with veteran features could be assessed as irreplaceable habitat if subject to the recommended arboriculture survey. If this is the case, BNG could not be applied to this habitat, and a bespoke compensation plan would be necessary if these are subject to impact. Retention of key habitats on site including the woodland, hedgerows and watercourses, individual trees, tussocky field margins, neutral grassland, ponds and dense scrub is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
As identified within the LNRS, an abundance of opportunities for enhancement have been recognised on site. Woodland creation would enlarge existing areas of woodland, providing greater connectivity between existing, and isolated woodland blocks. Creation of species rich grassland and enhancement of existing modified grassland through implementation of a conservation grazing regime, and overseeding with local species if appropriate, to create species rich and structurally diverse grasslands. Pond creation would additionally be of benefit, providing additional breeding habitat for amphibians on site. Enhancement of the river could be undertaken following a river condition assessment, including enhancement to the floodplain with creation of valuable habitats such as a floodplain meadow. These in combination have the potential to significantly uplift the biodiversity value of the site.

Land OS3070, Leicester Rd				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land OS3070, Leicester Rd	8737	LUC_13	SP7229788726	0.6
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Blackman, Kaja Redler	29.04.2025	Sunny	Full	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
4	No	Yes	Yes

Phase 1 summary

This site has been assessed as being of High Sensitivity due to its Key Receptor and Strategic Significance scores. This is predominantly due to a LWS being located partially on site (<5% cover). Badger records detected in the locality. Badgers are a protected species that, if present on site, could require significant mitigation. The site also lies in a GCN Amber Zone for District Level Licensing and the potential presence of them could prompt further surveys and mitigation measures. Furthermore, the site is considered to be in an area subject to a higher risk of climate change impacts. As a result, proposals

should consider the potential impacts of climate change and how to ameliorate the risk.

Phase 2 – site description

The site consists of a single horse grazed field, with a dense block of blackthorn scrub on the eastern boundary, individual trees and the Grand Union Canal forming the northern boundary of the site although the canal itself falls outside of the site boundary. The site is located in the south of the district, north of Market Harborough. It is bordered by the Grand Union Canal LWS in the north, a main road in the east and a mixture of residential and commercial properties in the south.

Designated sites within 30m

Grand Union Canal LWS

Priority habitat records on site

N/A
Protected species records on site
N/A
Protected and priority species likely present
Mammals ,invertebrates, birds, white-clawed crayfish, fish
Importance of the site for these interest features
The site's northern native hedgerow has grown up and out to form a dense border of mixed scrub with mature trees adjacent to the Grand Union Canal. This provides extensive opportunities for bats to forage, with the canal likely providing a key bat commuting and foraging corridor. There is additionally potential for bats to be roosting within trees on site. This scrubby border as well as the blackthorn scrub in the east provides bird nesting opportunities, however the site is not assessed to provide habitat suitable for ground nesting birds, due to the presence of horse grazed modified grassland. The scrub along the site edges, provide habitat for reptiles, however, the location of the site, bordered by Harborough Road the east, urban development to the south and the canal to the north, means the site is severed from connectivity to surrounding suitable habitat for reptiles. Therefore, the potential for reptiles to be present on site is low. Similarly, the scrubby edges of the site provide terrestrial habitat for GCN, however this is limited in extent with the majority of site dominated by grazed modified grassland. Further, the lack of connectivity, with all boundaries acting as a barrier to dispersal, means the potential for GCN to be on site is extremely low. No evidence of badger is noted on site, and the lack of connectivity to surrounding habitat means the potential for badger to be present on site is low. While the canal is outside the site boundary, it is immediately adjacent to the site, and therefore here is potential for it to be directly impacted by development. The canal provides potential for otter and water vole to be present, and proposals should also consider the potential for impacts upon white-clawed crayfish and fish which may be present within the canal. The blackthorn scrub provides habitat for the black hairstreak butterfly. The habitats on site hold suitability for hedgehog.
Recommendations for mitigation for further surveys

A ground level tree assessment (GLTA) of all trees on site, and with potential to be impacted by development is recommended to inform emergence survey requirements and mitigation for bats. It is recommended that a bat static monitoring point survey is carried out, given that the canal (LWS) forms the boundary of the site, and therefore there is potential for this canal corridor to be of importance to commuting and foraging bats. Given the small size of the site, it is deemed proportionate to conduct a static point survey without the need for a night-time bat walkover. Given the lack of connectivity between the site and surrounding suitable habitat and limited suitable habitat on site for reptiles and GCN, no further surveys are recommended for these species. Given the small size of the site and therefore limited suitable habitat for birds present on site, further bird surveys are not recommended, however clearance of habitat suitable for nesting birds should be undertaken outside of the bird nesting season, or immediately after a bird nesting inspection by a suitably qualified ecologist has confirmed the absence of nesting birds. While the likelihood of badger being present on site is assessed to be low, it is recommended that a badger survey is undertaken, to ensure no impacts to this species. If impacts to the neighbouring canal cannot be avoided, an otter and water vole survey of the canal would be required to assess potential impacts on this species. In addition, the canal should be surveyed for its potential to support fish and white-clawed crayfish, should it not be possible to avoid impacts to the watercourse. Proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. Best practice construction methods will ensure no harm to brown hare or hedgehog on site.

The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site and adjacent, including trees, scrub and the canal corridor.

Strategic significance (LNRS)

The boundary of the site next to the Grand Union Canal (LWS) is an APIB. Approximately half of the site (buffer around the Grand Union Canal in the west and north and the blackthorn scrub in the east) falls within an Areas that Could Become of Particular Importance to Biodiversity for Urban and Nature Network measures. This relates to protecting and enhancing existing blue and green spaces into favourable ecological conditions which are interconnected.

Irreplaceable habitats

N/A

Other habitats (medium to very high distinctiveness)
Blackthorn scrub is present on the eastern boundary and mixed scrub is present along the river corridor in northwest. Scattered individual trees included ash, yew and sycamore.
Linear habitats (medium to very high distinctiveness)
A native hedgerow with trees (grown up and out into mixed scrub) forms the northwest boundary.
Watercourses (medium to very high distinctiveness)
Grand Union Canal is not within RLB but forms the northwest boundary of site.
BNG potential
The site has a high potential for BNG, as the majority of the site is classified as modified grassland which has a low distinctiveness, and therefore has potential to be enhanced and provide greater BNG units per hectare. Existing habitats of ecological value such as the mixed scrub, blackthorn scrub and individual trees should be retained to ensure 10% BNG can be provided on site. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. Retention of key habitats on site including the trees, scrub and the canal corridor recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
The majority of the site is classified as modified grassland. This could be enhanced by reducing the grazing pressure and overseeding with local species if appropriate. The blackthorn scrub to the east could be better connected to the canal corridor by planting more blackthorn shrubs or planting a hedgerow along the eastern boundary.

Land north of Kilby Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land north of Kilby Road	10042	LUC_27	SP6424994208	5.5
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Blackman	30.04.2025	Sunny	Full	High
Phase 1 Parameters				

Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
2	No	No	Yes

Phase 1 summary
This site has been assessed as being of High Sensitivity due to its Key Receptor score. This is due to a candidate LWS being located partially on site (<1% cover). Though the site supports few other significant receptors, the presence of a LWS is a feature of particular concern. Additionally, multiple bat species have been recorded within 250m of the site. As they are protected species, if they are found to be present on site, significant mitigation could be required. The site also lies in a GCN Amber Zone for District Level Licensing. The potential presence of GCN could prompt further surveys and mitigation measures.
Phase 2 – site description
The site comprises a single arable field bordered by native hedgerows with trees. The site is located within the centre of the district, on the northern edge of the village of Fleckney, surrounded by arable fields to the north and west and residential properties to the south and east. A candidate LWS, including two mature ash trees, is located on the southern edge of the site.
Designated sites within 30m
Candidate LWS
Priority habitat records on site
N/A
Protected species records on site
Lepus europaeus
Protected and priority species likely present
Amphibians, birds, mammals, reptiles
Importance of the site for these interest features
On the southern boundary of the site a candidate LWS is located, comprised of two mature ash trees. These trees, as well as other individual trees within the hedgerows, offer considerable bat roosting opportunities. In addition, several bat boxes are located on the mature ash trees which further increases the likelihood of bats being present on site. The hedgerows and trees along the edges of the site additionally provide foraging and commuting habitat for bats, connecting to more extensive areas of suitable foraging and roosting habitat, such as woodland, in the wider area. Several of the mature ash trees also include dead wood which provides habitat for invertebrates. The hedgerows, trees and arable field provide suitable habitat for foraging and nesting birds. An owl box is also located on the Ash candidate LWS, and pellets were found next to this during the survey indicating that it is in use. The site has very narrow arable boundaries, and therefore suitability for reptiles and GCN were limited, however the hedgerows may be used for commuting to reach areas of more extensive suitable habitat. No

evidence of badger was found on site; however, they can use hedgerows for dispersal and foraging. The suitability of the ditch for water vole and otter on site is not assessed as suitable, though there is potential of its usage by aquatic mammals to move through the landscape between more highly suitable areas of freshwater habitat. The habitats on site hold suitability for hedgehog and brown hare and a brown hare record pertains to the site.
Recommendations for mitigation and for further surveys
A ground level tree assessment (GLTA) of all trees on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys would be required to assess the impact of proposals on commuting and foraging bats. Breeding bird surveys should also be carried out following evidence of owls recorded near the mature ash trees and the presence of habitats on site offering opportunities for nesting birds. No ponds are present on site however an eDNA survey of ponds within 500m of the site, and with connectivity, should be carried out to assess the likelihood of GCN being present in terrestrial habitat on site. Though no evidence of badger was found on site, a badger survey, immediately prior to works, of the field boundaries and suitable habitat within a minimum of 50m of the site is recommended to assess for the presence of badger setts in proximity to the proposed works. While the majority of the site was largely unsuitable for reptiles, their presence along the site edges cannot be ruled out and therefore surveys are recommended of these habitats. Best practice construction methods will ensure no harm to brown hare or hedgehog on site. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site, in particular the candidate LWS and the boundary habitats including the hedgerows and trees.
Strategic significance (LNRS)
The site does not align with an Areas that Could Become of Particular Importance to Biodiversity or any measures within the LNRS.
Irreplaceable habitats
The mature ash trees (candidate LWS) on the southern boundary had veteran features such as deadwood and holes, however the presence of veteran / ancient trees would need to informed by an arboriculture survey.
Other habitats (medium to very high distinctiveness)
The site is bordered to the north by arable field margins tussocky (>2m in width) and trees were present within the hedgerows and within the arable field.
Linear habitats (medium to very high distinctiveness)
The field is bordered by a native hedgerow with trees in the north and south and a native hedgerow with trees - associated with a ditch in the west.

Watercourses (medium to very high distinctiveness)
A dry ditch is located on the west of the site associated with a native hedgerow with trees.
BNG potential
The BNG potential of the site is high due to the fact that it is predominantly a large, arable field which would be assessed as cereal crops under the BNG metric and has a low distinctiveness. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than cereal crops. However, the ash trees (candidate LWS) have veteran features and could be assessed as irreplaceable habitat if subject to the recommended arboricultural survey. If this is the case, BNG could not be applied to this habitat, and a bespoke compensation plan would be necessary if these are subject to impact. Retention of key habitats on site in particular the candidate LWS and the boundary habitats including the hedgerows and trees is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
The native hedgerow with trees associated with a ditch to the west of the site has several gaps which could be infilled to improve condition and enhance its BNG unit score, and increase its nesting opportunities for birds. It would also be beneficial to increase the width of the margin between the hedgerows and adjacent habitat as they are currently narrow, particularly to the south and west of the site. This creates a buffer which is a valuable habitat for birds and invertebrates and increases connectivity across the site and helps to protect the hedgerow. The majority of the site consists of an arable field, and therefore there is opportunity to create a high value habitat within the currently low value arable land. Habitat creation could target what is most suited to the conditions of the site, including woodland , species rich meadow and ponds.

Land south of Lutterworth Rd / Coventry Rd				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Land south of Lutterworth Rd / Coventry Rd	10595	LUC_1	SP5133183839	16.4
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Kaja Redler	30.05.2025	Grey	Full	High
Phase 1 Parameters				

Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
2	No	Yes	No

Phase 1 summary

This site has been assessed as being of High Sensitivity due to its Key Receptor and Strategic Significance scores. This is mainly due to a LWS being located partially on site (<5% cover), considered as a feature of particular concern. These sites receive protection through planning and will include examples of locally important habitats. Badger records detected in the locality. As they are protected species, if they are found to be present on site, significant mitigation could be required. Additionally, multiple bat species have been recorded within 250m of the site and similar considerations may be taken due to the protected status of bats. The site also lies in a GCN Amber Zone for District Level Licensing, and their potential presence could prompt further surveys and mitigation measures. The site is considered to be in an area subject to a higher risk of climate change impacts as well as an area with lower access to natural greenspace. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the associated risks, as well as provision of natural

greenspace accessible to residents.

Phase 2 – site description

The site consists of three unmanaged modified grassland fields bordered by overgrown hedgerows with trees and ditches and patches of dense scrub. An abandoned construction site, small area of woodland and a pond are present at the centre of the site. A candidate LWS (Magna Park hedgerow) is present along the southern edge of the site. The site is located on the southwestern edge of the district, to the south of the industrial park, Magna park. The site is bordered by development to the north, east and south. The A4303 forms a barrier north of the site and the A5 forms a barrier west of the site.

Designated sites within 30m

A candidate LWS (Magna Park hedgerow) is present along the southern edge of the site.

Priority habitat records on site

N/A

Protected species records on site

N/A

Invasive species records on site

Potamopyrgus antipodarum

Protected and priority species likely present

birds, mammals, invertebrates
Importance of the site for these interest features
Areas of scrub, hedgerows, and longer grassland provide nesting habitats for birds and ground nesting birds were seen on site during the survey. A pond is present on site which contains aquatic vegetation providing suitable breeding habitat for amphibians, and areas of scrub and longer tussocky grassland provide sheltering opportunities for amphibians and reptiles. There is however no connectivity to off-site habitats for both amphibians and reptiles as the site is bordered by an industrial park and roads on all sides. Multiple butterflies were seen on site during the survey and areas of scrub, grassland, woodland, hedgerows and ponds and ditches will provide habitats for invertebrates on site. Patches of dense blackthorn scrub is present along the boundaries of the site which provide habitat for black hairstreak butterfly. Trees, hedgerows, and woodland on site also provide foraging, commuting, and roosting opportunities for bats. There is suitable habitat for badger to be using the grassland on site for foraging and commuting, however the lack of connectivity to surrounding habitat means the likelihood of badger being present on site is low. A ditch is present along the southern boundary of this site. This was noted to be heavily shaded and dry at time of survey, and therefore it is unlikely to provide suitability for otter or water vole. The habitats on site hold suitability for hedgehog and brown hare.
Recommendations for mitigation for further surveys
A ground level tree assessment (GLTA) of all trees on site is recommended to inform emergence survey requirements and mitigation for bats. Bat activity surveys including night-time bat walkover (NBW) surveys and static point surveys are recommended to assess the impact of proposals on commuting and foraging bats. While suitable habitat for GCN and reptiles are present, the site is bordered by development to the northeast and south. The A4303 forms a barrier north of the site and the A5 forms a barrier west of the site. In addition, no records of GCN or reptiles exist within 250m of the site, therefore no further surveys are recommended. While it is unlikely badger are present on site, it is recommended that a survey for badger is undertaken in advance of works, to ensure badger setts are absent. A breeding bird survey is recommended due to the presence of ground nesting and nesting birds on site. Proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. Invasive species should be controlled in line with legal requirements. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and

protection of key habitats on site, in particular the hedgerows and watercourses, individual trees, woodland tussocky grasslands, pond and dense scrub.

Strategic significance (LNRS)

The site partially aligns with an Areas that Could Become of Particular Importance to Biodiversity. Measures within this area include woodland measures to expand and connect areas of woodland. There are also freshwater measures to remove barriers for freshwater species present within the site boundary which are not included in the Areas that Could Become of Particular Importance to Biodiversity. A candidate LWS (Magna Park hedgerow) is partially present within the site however this is also not included within the Areas that Could Become of Particular Importance to Biodiversity.

Irreplaceable habitats

None were noted to be present however an arboriculture survey would be required in confirm the absence/presence of veteran/ancient trees.

Other habitats (medium to very high distinctiveness)

A pond is present on site and there are multiple areas of dense bramble and blackthorn scrub at the boundaries of the grassland on site. A smaller area of wet woodland is present at the east of the site, and a small area of mixed scrub is present at the centre of the site.

Linear habitats (medium to very high distinctiveness)

Species poor and species rich native hedgerows associated with trees and/or ditches are present along the boundaries of the grassland on site.

Watercourses (medium to very high distinctiveness)

A ditch is present at the southeast of the site.

BNG potential

The site has a high potential for BNG, as the majority of the site is classified as modified grassland which has a low distinctiveness, and therefore has potential to be enhanced and provide greater BNG units per hectare. Existing habitats of ecological value such as the scrub, trees, pond and wet woodland should be retained to ensure 10% BNG can be provided on site. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. In addition, parts of the grassland site were noted to be ridge and furrow land, which although

is in a degraded condition, has high potential for enhancement through management changes, given its ancient nature which indicates old undisturbed grassland. Retention of key habitats on site including the hedgerows and watercourses, individual trees, woodland tussocky grasslands, pond and dense scrub is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
There is the opportunity to create species rich grassland and enhance existing modified grassland through implementation of a sensitive mowing regime, and overseeding with local species if appropriate, to create species rich and structurally diverse grasslands. Pond enhancements and pond management are also possible to prevent choking of the pond by aquatic plants such as duckweed, which would increase the value of the pond for invertebrates. Pond creation could also present an opportunity to create a more connected pond network within the area. Hedgerow management to restore connectivity and reduce gaps in hedgerows and woodland creation to expand the existing areas of woodland on and adjacent to the site would further uplift the biodiversity on site.

Billesdon Depot south of Gaulby Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Billesdon Depot south of Gaulby Road	12207	LUC_14	SK7181902053	1.8
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
No site access	No site access	No site access	No site access	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
4	No	Yes	Yes

Phase 1 summary
This site has been assessed as being of High Sensitivity due to its BNG suitability score. This is due to the presence of deciduous woodland on site and the challenges associated with the potential loss and offsetting of this feature to fulfil BNG requirements. More than 15% of the site is recorded as supporting this priority habitat. Although presence of protected species was not recorded on site, the species records search identified grass snake and barn owl within 250m of the site. Additionally, badger records detected in the locality. The site also lies in a GCN Amber Zone for District Level Licensing. These could prompt further surveys and appropriate mitigation. Furthermore, the site is considered to be in an area subject to

a higher risk of climate change impacts. As a result, proposals should consider the potential impacts of climate change and how to ameliorate the risk. It was identified as being highly susceptible to climate change.
Phase 2 – site description
No access
Designated sites within 30m
NA
Priority habitat records on site
Deciduous woodland
Protected species records on site
NA
Invasive species records on site
NA
Protected and priority species likely present
NA
Importance of the site for these interest features
NA
Recommendations for mitigation for further surveys
NA
Strategic significance (LNRS)
NA
Irreplaceable habitats
NA
Other habitats (medium to very high distinctiveness)
NA
Linear habitats (medium to very high distinctiveness)
NA
Watercourses (medium to very high distinctiveness)
NA
BNG potential
NA
Opportunities for enhancements
NA

The Nurseries, Flackney Road				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)

LUC_138 and LUC_139 combined	12223	LUC_142	SP6715593836	1.6
Surveyor	**Date**	**Weather**	**Survey access**	**Site sensitivity category (phase 1)**
Emily Eales	13.05.2025	Dry	Full	Moderate

Phase 1 Parameters

Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
4	No	Yes	Yes

Phase 1 summary

This site has been assessed as being of Moderate Sensitivity due its Key Receptor score. A substantial area (>40%) of deciduous woodland, a priority habitat is present on site. A potential LWS and Wildlife Corridor are also partially present within 250m. Protected species records include multiple bat species 250m and the site is within a GCN Amber Zone for District Level Licencing. Badger records detected in the locality.

Consideration for protected species will be required if they are found to be present on site and surveys will likely be required to identify their likely presence. In addition, more than 75% of the site cover is considered to be vulnerable to the impacts of climate change and as a result, proposals should carefully consider these risks and mitigate impacts.

Phase 2 – site description

The site is comprised of a house and garden with scattered trees in the south, broadleaved woodland in the north which contains a pond, and allotments in the west. The site is located in the centre of the district on the southern edge of the village of Kibworth Beauchamp. The site is bordered by residential development to the north, a field to the east, allotments to the west and farmland to the south. Fleckney road meets the southern boundary of the site. The site is in close proximity to a potential LWS c. 155m east of the site.

Designated sites within 30m

N/A

Priority habitat records on site

Deciduous woodland, No main habitat but additional habitats present

Protected species records on site

N/A

Protected and priority species likely present

Amphibians, birds, invertebrates, mammals, reptiles
Importance of the site for these interest features
Areas of woodland provide foraging and sett building habitat for badger. The woodland, scattered trees, and hedgerows on site provide commuting and foraging habitat and roosting opportunities for bats. The pond on site has the potential to support amphibians however there is limited connectivity to existing suitable habitat for amphibians as the site is bordered by a road and residential areas to the north, east, and south. Limited suitable habitat for reptiles is present on site; however, the allotments border the site to the west, which are known to support common species such as slow worm, and therefore there is potential for reptiles to be on site. There is potential for birds to nest within the hedgerows, scattered trees, scrub, and woodland on site. Log piles were noted in woodland areas which will be particularly valuable for amphibians and invertebrates. There are multiple records of hedgehog within 250m of the site, and the site provides suitable habitat for sheltering and foraging hedgehog. Small areas of mixed scrub are present at the west of the site which contain blackthorn scrub, bordered by hedgerows, providing suitable habitat for black hairstreak butterfly.
Recommendations for mitigation and for further surveys
A ground level tree assessment (GLTA) of all trees on site, and with potential to be impacted by development will be required to inform emergence survey requirements and mitigation for bats. Bat activity surveys including static monitoring point surveys would be required to assess the impact of proposals on commuting and foraging bats. Badger surveys of the site and suitable habitat within 50m of the site are recommended to assess for the presence of and status of setts within proximity to the site as badgers are a dynamic species and their range can shift frequently and there is suitable habitat on site. Clearance of habitat suitable for nesting birds should be undertaken outside of the birds nesting season, or immediately after a bird nesting inspection by a suitably qualified ecologist has confirmed the absence of nesting birds. An eDNA survey of the pond on site and any ponds within 500m of the site, and with connectivity, should be undertaken to assess the likelihood of GCN being present on site. A reptile survey should be undertaken on site to assess the presence of reptiles. Best practice construction methods will ensure no harm to hedgehog on site. Proposals should seek to retain and provide further blackthorn scrub to ensure the protection of habitat for black hairstreak butterfly. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on site including the woodland, pond, scrub, hedgerows and trees.

Strategic significance (LNRS)
The site does not align with an Areas that Could Become of Particular Importance to Biodiversity or any measures within the LNRS. Grassland measures to protect and restore species rich grassland are present adjacent to the north and east of the site.
Irreplaceable habitats
No irreplaceable habitats were identified on site however an arboriculture survey would be required to confirm the presence / absence of veteran / ancient trees.
Other habitats (medium to very high distinctiveness)
Lowland mixed deciduous woodland is present in the north of the site, and a small area of lowland beech and yew woodland is present at the south of the site. Areas of bramble scrub are present across the site within areas of woodland, grassland, and garden. Mixed scrub is present at the west of the site. A pond is present in the east of the site within the woodland. Scattered trees are present within the garden and allotment areas at the south and west of the site.
Linear habitats (medium to very high distinctiveness)
An ecologically valuable line of trees runs along the southeastern border of the site and a species rich native hedgerow with trees is present along the southern border of the Site.
Watercourses (medium to very high distinctiveness)
A dry ditch is present at the west of the woodland.
BNG potential
The BNG potential of the site is low due to the presence of lowland mixed deciduous woodland which covers a large proportion of the site. Areas of grassland and garden could be targeted for enhancement and habitat creation, such as woodland creation, could be undertaken on site. Retention of key habitats on site including the woodland, pond, scrub, hedgerows and trees is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements

There is potential to enhance the areas of grassland within the west and south of the site to provide more valuable species rich grassland. There is also the potential for woodland creation on site to expand the existing woodland into areas of scattered trees and increase connectivity across the site. There is potential to improve the condition and species diversity of hedgerows on site with better management. There is also the opportunity to enhance the ditch and the pond on site. The pond was noted to be heavily shaded and lacked aquatic marginal vegetation, therefore enhancements such as select felling of trees would allow more light to reach the pond increasing suitability for amphibians. Log piles were noted in areas of woodland and there is an opportunity to create more of these habitats across the site to benefit amphibians and invertebrates.

Commons Car Park				
Site name	Site reference	LUC reference	Grid reference (central)	Size (ha)
Commons Car Park	12231	LUC_140	SP7332387074	1.07
Surveyor	Date	Weather	Survey access	Site sensitivity category (phase 1)
Emily Eales	29.04.2025	Dry	Partial	High

Phase 1 Parameters			
Biodiversity quality assessment report	Strategic flood risk modelling (Flood 2 and 3)	Climate change vulnerability	Accessible natural greenspace assessment
1	Yes	Yes	Yes

Phase 1 summary
This site has been assessed as being of High Sensitivity due to its Key Receptor score. The site partially overlaps with a potential LWS (less than 5%) and Wildlife Corridor, and a substantial percentage of the site (more than 70%) is within a flood zone. In addition, a small percentage of priority habitat is within 250m of the site. A record of a swift, a local priority species, is noted on site and several records of protected species were recorded within 250m including kingfisher, peregrine falcon, otter, hobby, osprey, multiple bat species and barn owl. Further consideration may be required in proposals if protected species are present on site. This would include additional surveys and mitigation. The site is in an area considered to be at higher risk of climate change impacts and proposals should also seek to ameliorate these risks.

Phase 2 – site description

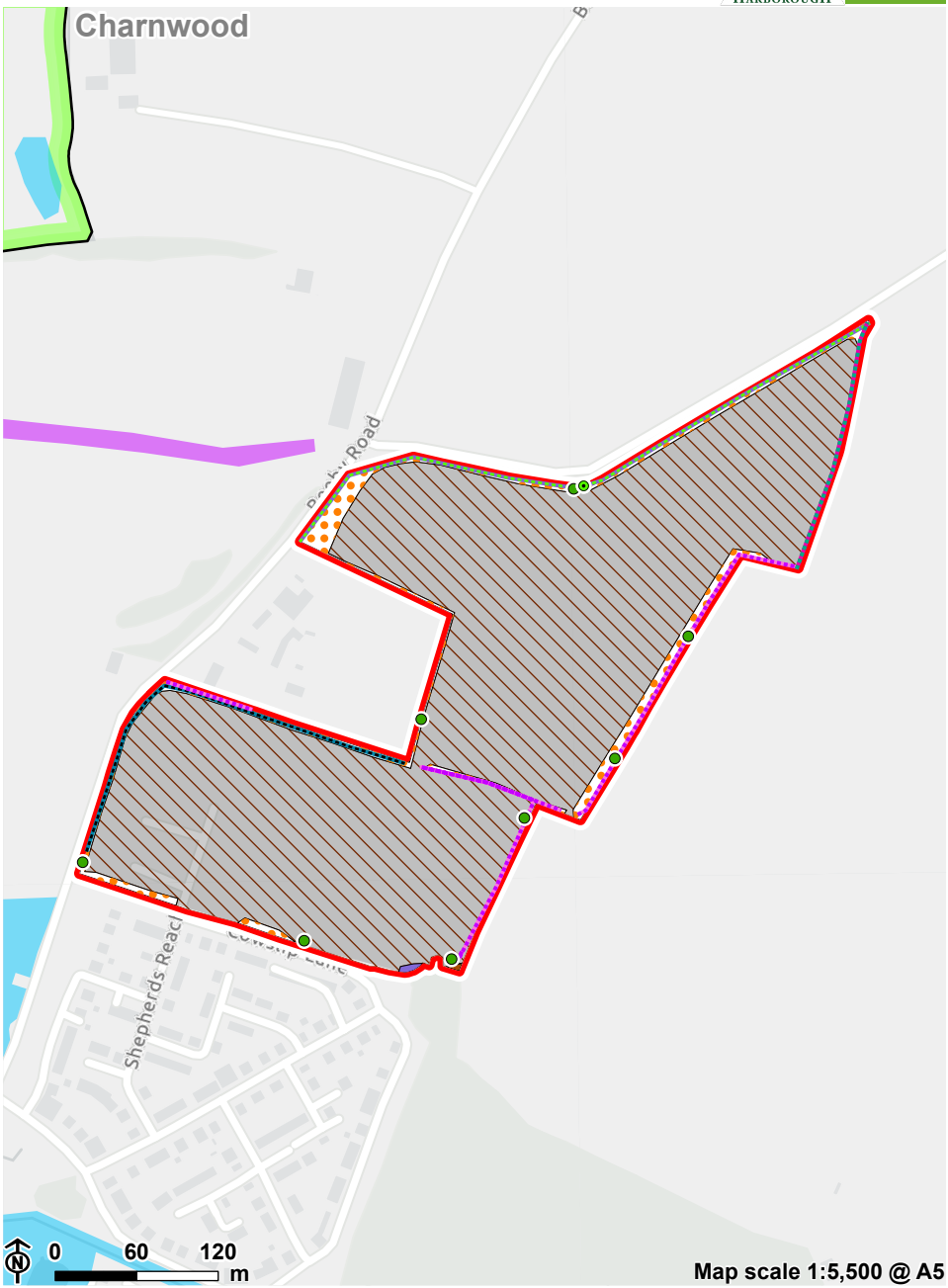
The site consists of a car park comprising hardstanding with a small patch of grassland present at the southeast of the site. Scattered trees are present at the edges of the site. The River Welland (potential LWS) is immediately south of the site, forming the southern site boundary. The river itself is just outside of the site boundary, however given its proximity to site, the river has been included within the assessment below. This site is located within the south of the district, within the centre of Market Harborough, surrounded by dense urban development to the north, east and south, and Welland park, an urban public park, which is immediately west of the site. In addition to the potential LWS along the southern edge of the site, the closest LWS is the Grand Union Canal Harborough Arm, c 930m northwest of the site.
Designated sites within 30m
River Welland (potential LWS) along the southern boundary of the site
Priority habitat records on site
N/A
Protected species records on site
Apus apus
Protected and priority species likely present
Birds, mammals, white-clawed crayfish, fish
Importance of the site for these interest features
The trees on site provide suitability for roosting bats and nesting birds as well as foraging habitat and the buildings provide potential for roosting bats. The river along the southeastern boundary of the site has the potential to support otter and water vole and likely provides a key commuting and foraging corridor for bats. Proposals should also consider the potential for impacts upon white-clawed crayfish and fish which may be present within the river. The site is dominated largely by hardstanding, with only a small patch of low value grassland on site, and therefore the site is not considered suitable to support amphibians, reptile species or badger.
Recommendations for mitigation for further surveys
A ground level tree assessment (GLTA) of all trees and a preliminary roost assessment (PRA) of buildings on site, and with potential to be impacted by development will be required to inform emergence survey requirements and mitigation for bats. Given the lack of suitable habitat on site for birds, bird surveys would not be required, however clearance of habitat suitable for nesting birds (trees and buildings) should be undertaken outside of the birds nesting season, or immediately after a bird nesting inspection by a suitably qualified ecologist has confirmed the absence of nesting birds. If impacts to the offsite adjacent river cannot be avoided, further surveys of the river corridor would be required including otter and water vole survey and a bat static point survey, to assess the use of the corridor by foraging and commuting bats. In addition, the river should

be surveyed for its potential to support white-clawed crayfish and fish, should it not be possible to avoid impacts to the watercourse. A night time bat walkover of the river corridor would likely not be appropriate due to the short length that abuts the site (c. 200m). Best practice construction measures will ensure no harm to badgers which may traverse the site to reach more suitable areas of habitat in the wider area. The results of these surveys would determine the appropriate mitigation measures required, however they may result in the need for Natural England species mitigation licensing as well as the provision of replacement habitat and enhancement of retained habitats to ensure impacts are mitigated against. Best practice construction measures would be required to ensure protection of retained on site and neighbouring habitats. Any proposal should ensure the retention and protection of key habitats on and adjacent to the site, including the trees on site and the River Welland corridor.
Strategic significance (LNRS)
An Areas that Could Become of Particular Importance to Biodiversity overlaps with the site and aligns with the river at the south of the site which is a potential LWS. Measures within this area include grassland measures to create, enhance and manage the grassland on site, freshwater measures to enhance and restore the river and adjacent riparian habitats, and urban measures to protect, restore and enhance existing green and blue spaces.
Irreplaceable habitats
No irreplaceable habitat is identified on site; however, a notable tree is mapped on the ancient tree inventory, immediately east (just off site) of the site. An arboriculture survey would be required to confirm the absence / presence of veteran /ancient trees on site.
Other habitats (medium to very high distinctiveness)
Individual trees are present at the edges of the Site.
Linear habitats (medium to very high distinctiveness)
N/A
Watercourses (medium to very high distinctiveness)
No watercourses are present within the site boundary, however the River Welland runs immediately south of the site, as detailed above.
BNG potential
The BNG potential of the site is high due to the fact that it is predominantly hardstanding which has no ecological value. There is therefore the potential to create habitats such as grassland, scrub, woodland and ponds within the site which are of higher distinctiveness and provide greater BNG units per hectare than

hardstanding. Furthermore, given the high strategic significance attributed to the habitats on site in line with the measures described above, if enhancements align with those described in the LNRS, they will receive a higher unit value as a result of the multiplier application. Retention of key habitats on site including the trees and the River Welland corridor is recommended to ensure a net gain of 10% is achievable on site.
Opportunities for enhancements
As identified within the LNRS, measures of relevance to the site include the creation and maintenance of new floodplain meadows to manage excess water and provide priority habitat for species and restoration of riparian habitat along the waterbodies. Given the site's location immediately adjacent to the River Welland, there is opportunity to create and manage habitats here which directly support and enhance the natural functions of the river, at the same time increasing biodiversity within this area of Market Harborough.

Appendix B
Site Maps

Site Map - 8090



Site Map Legend - 8090

- Harborough District boundary
- Neighbouring district
- Site boundary
- Other site boundary
- Local Wildlife Site - Candidate
- Local Wildlife Site - Potential

Point data

- Individual tree
- Tree with veteran features

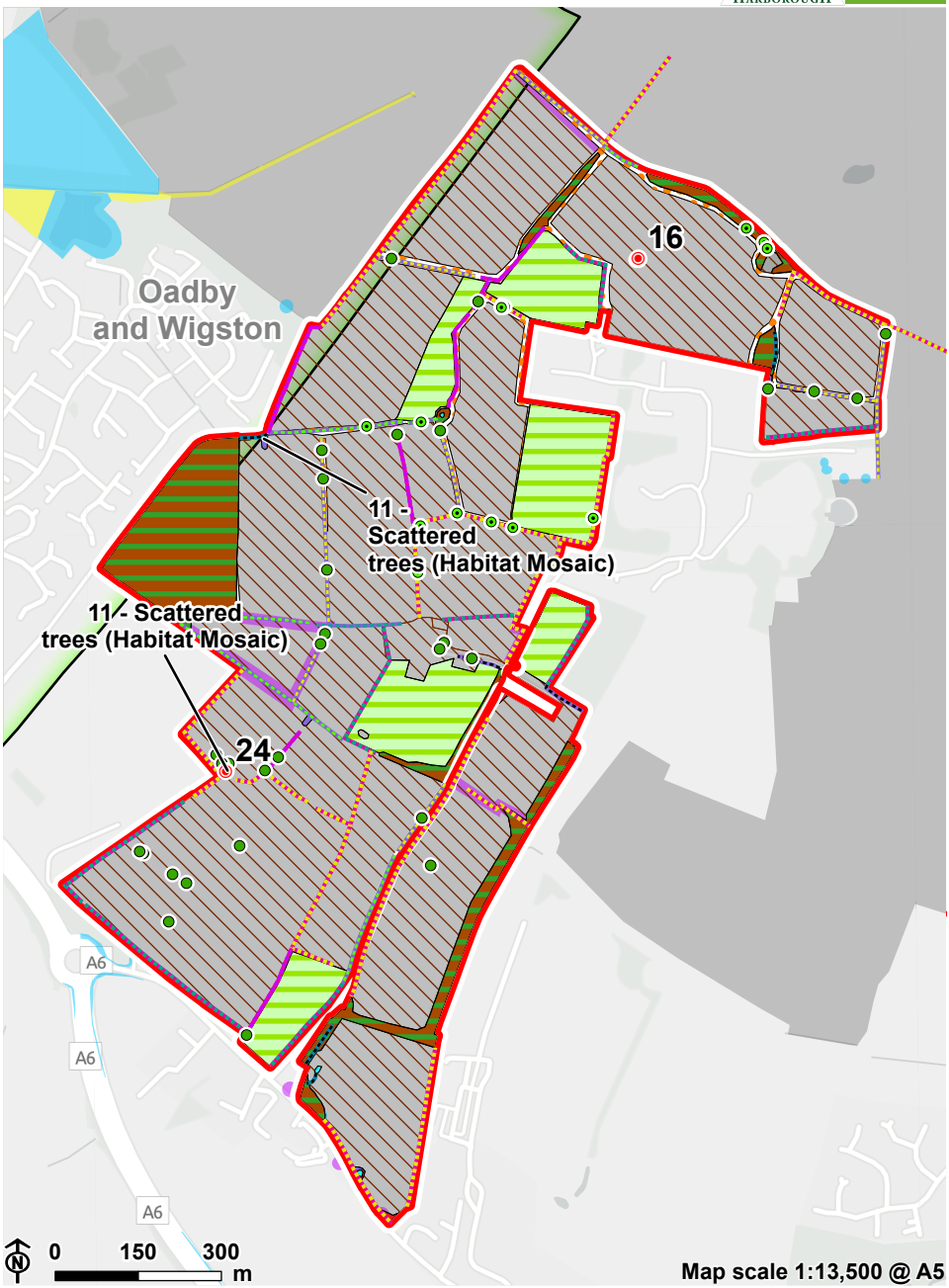
UKHab habitat linear

- Ditches
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Species-rich native hedgerow with trees - associated with bank or ditch

UKHab habitat area

- Low to very low distinctiveness habitat
- Arable field margins tussocky
- Blackthorn scrub
- Lowland mixed deciduous woodland

Site Map - 8093



Site Map Legend - 8093

- Harborough District boundary
- Neighbouring district
- Site boundary
- Other site boundary
- Local Wildlife Site - Candidate
- Local Wildlife Site - Notified
- Local Wildlife Site - Potential

Point data

- Individual tree
- Tree with veteran features
- Target note

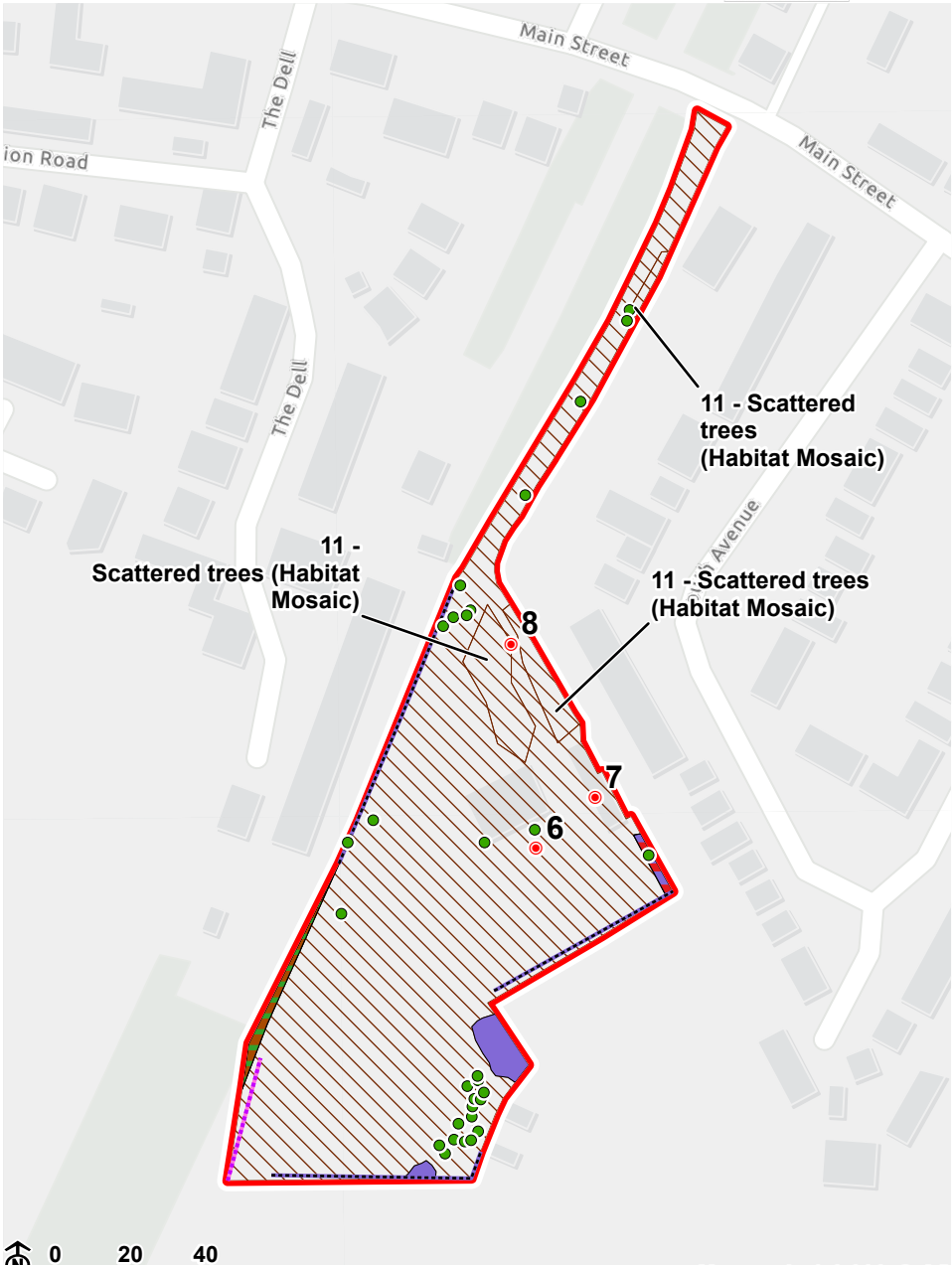
UKHab habitat linear

- Ditches
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow
- Species-rich native hedgerow - associated with bank or ditch
- Species-rich native hedgerow with trees
- Species-rich native hedgerow with trees - associated with bank or ditch

UKHab habitat area

- Low to very low distinctiveness habitat
- Arable field margins tussocky
- Blackthorn scrub
- Bramble scrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Other neutral grassland
- Ponds (priority habitat)

Site Map - 8094



Map scale 1:2,000 @ A5

Site Map Legend - 8094

Site boundary

Point data

- Individual tree
- Target note

UKHab habitat linear

Native hedgerow - associated with bank or ditch

Species-rich native hedgerow

UKHab habitat area

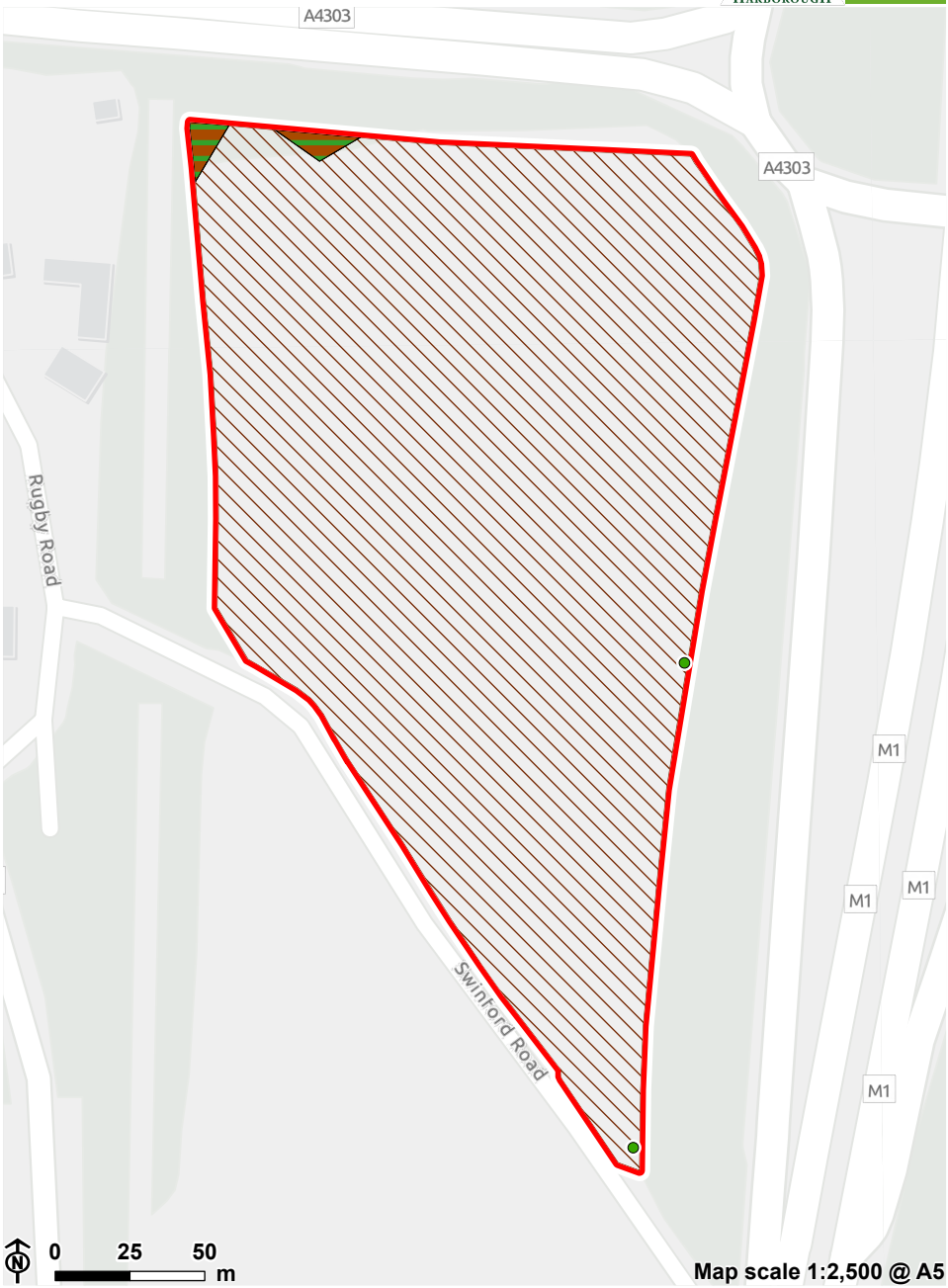
Low to very low distinctiveness habitat

Blackthorn scrub

Lowland mixed deciduous woodland

Mixed scrub

Site Map - 8104



Site Map Legend - 8104

Site boundary

Point data

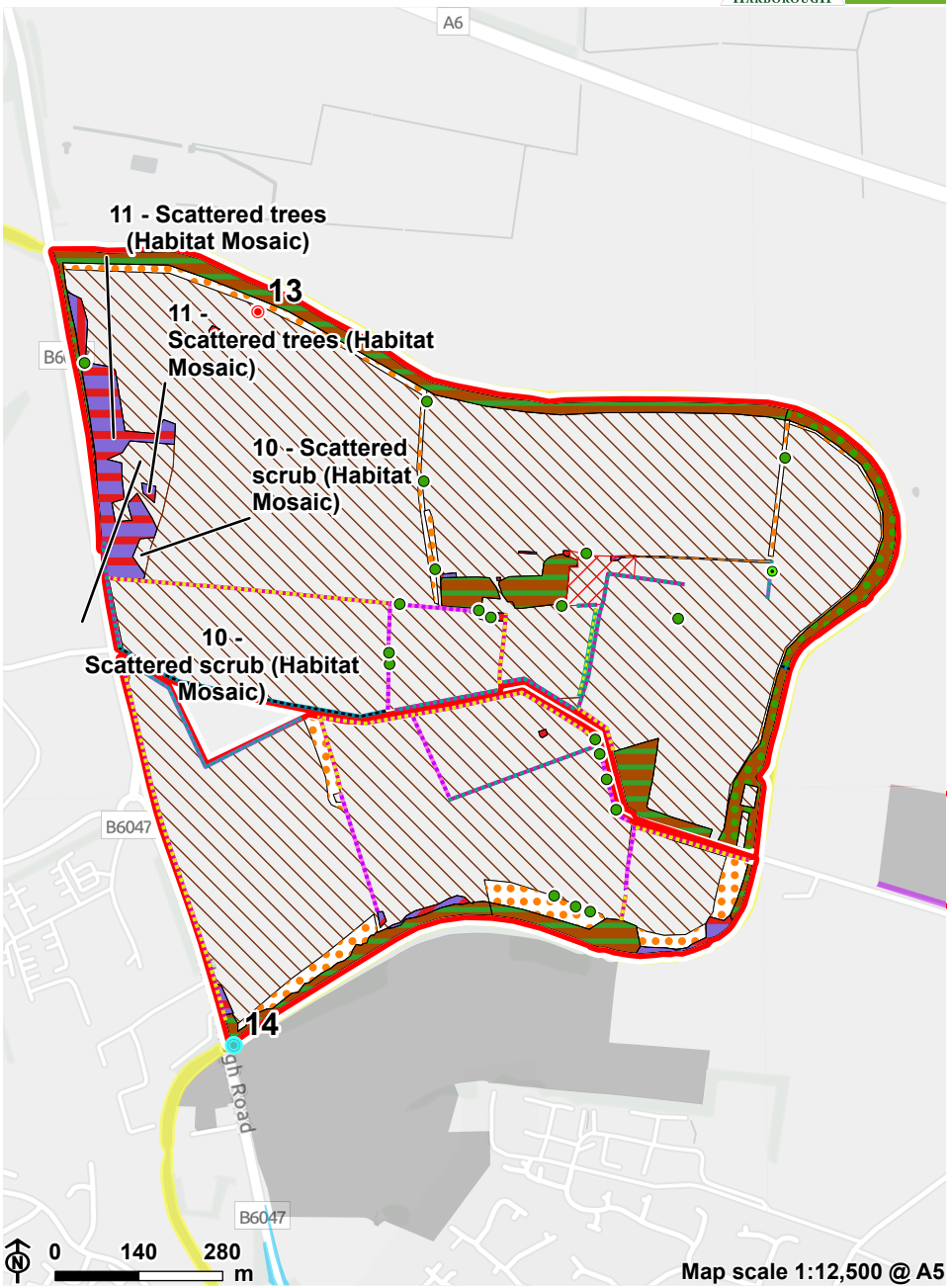
- Individual tree

UKHab habitat area

Low to very low distinctiveness habitat

Lowland mixed deciduous woodland

Site Map - 8122



Site Map Legend - 8122

- Site boundary
- Other site boundary
- Local Wildlife Site - Candidate
- Local Wildlife Site - Notified
- Local Wildlife Site - Potential
- Area of no access

Point data

- Individual tree
- Tree with veteran features
- Target note

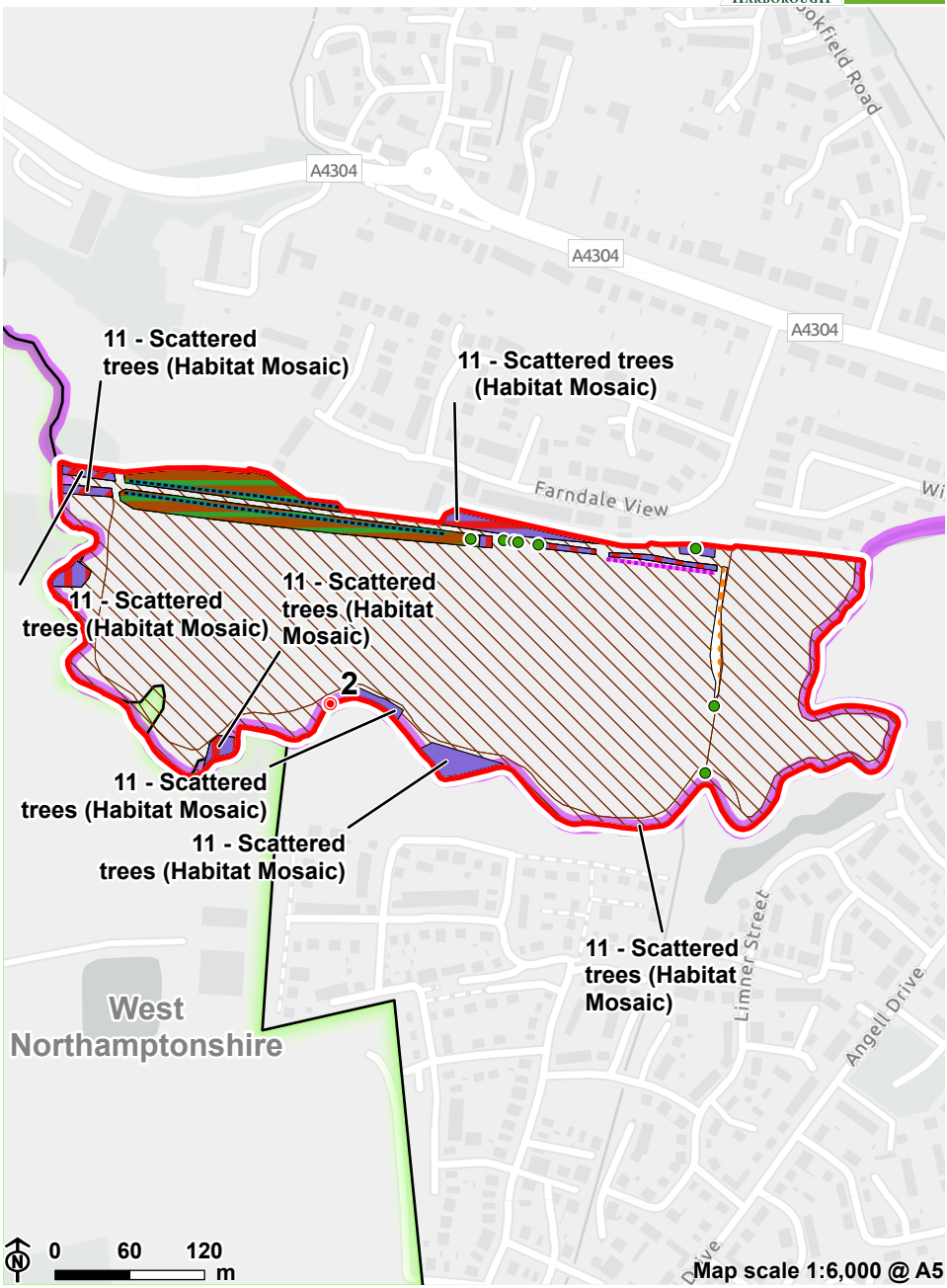
UKHab habitat linear

- Ditches
- Ecologically valuable line of trees
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow with trees

UKHab habitat area

- Low to very low distinctiveness habitat
- Arable field margins tussocky
- Bramble scrub
- Hawthorn scrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Other woodland; mixed

Site Map - 8132



Site Map Legend - 8132

- Harborough District boundary
- Neighbouring district
- Site boundary
- Local Wildlife Site - Potential

Point data

- Individual tree
- Target note

UKHab habitat linear

- Ditches
- Native hedgerow - associated with bank or ditch

UKHab habitat area

- Low to very low distinctiveness habitat
- Arable field margins tussocky
- Blackthorn scrub
- Bramble scrub
- Hawthorn scrub
- Lowland mixed deciduous woodland
- Mixed scrub

Site Map - 8135

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Site Map Legend - 8135

Site boundary

Local Wildlife Site - Candidate

Point data

- Individual tree
- Tree with veteran features

UKHab habitat area

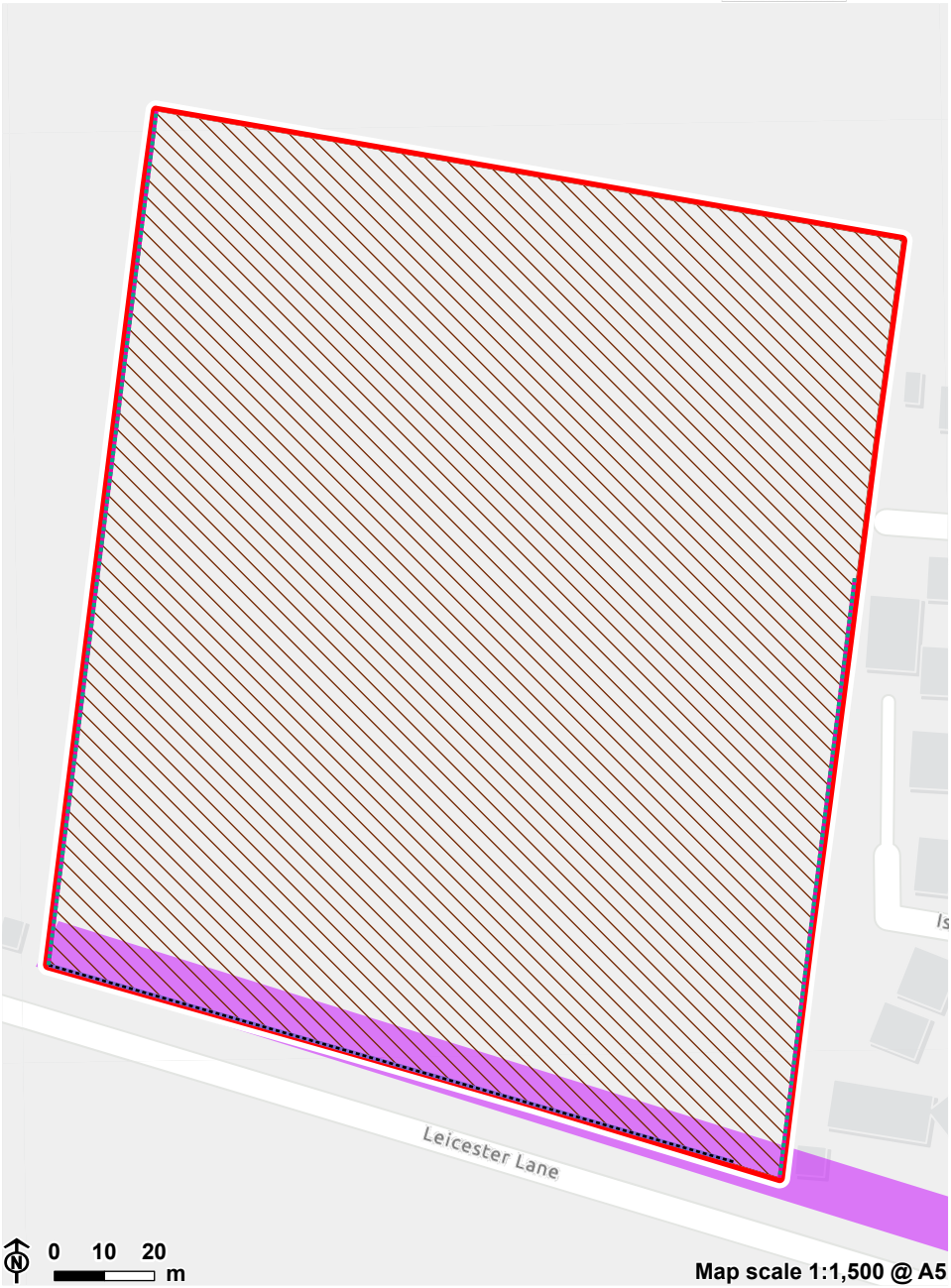

Low to very low distinctiveness habitat


Bramble scrub


Mixed scrub


Other neutral grassland

Site Map - 8141



Map scale 1:1,500 @ A5

Site Map Legend - 8141

Site boundary

Local Wildlife Site - Potential

UKHab habitat linear

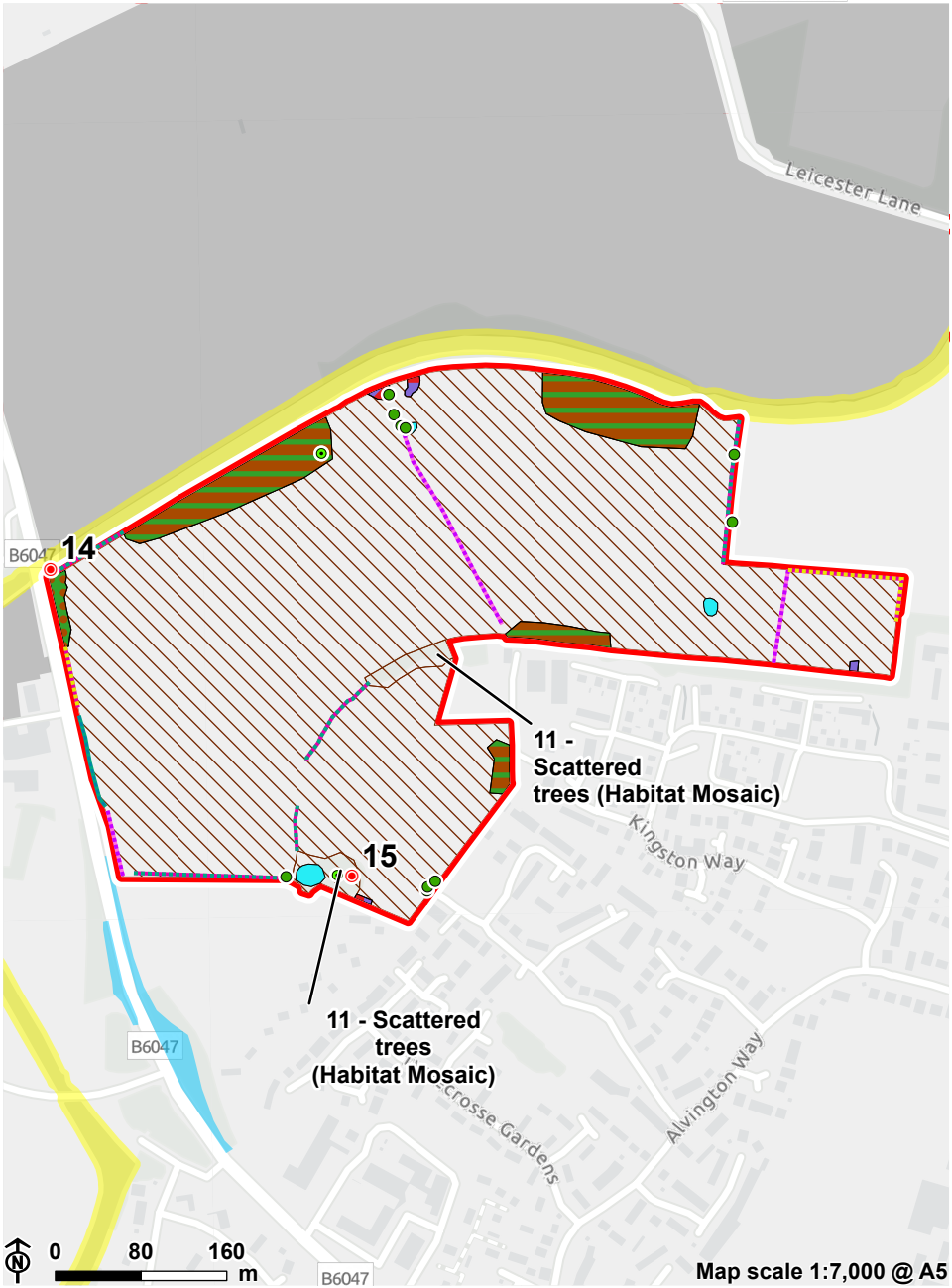
Native hedgerow with trees

Species-rich native hedgerow

UKHab habitat area

Low to very low distinctiveness habitat

Site Map - 8143



Site Map Legend - 8143

Site boundary

Other site boundary

Local Wildlife Site - Candidate

Local Wildlife Site - Notified

Point data

- Individual tree
- Tree with veteran features
- Target note

UKHab habitat linear

Line of trees - associated with bank or ditch

Native hedgerow - associated with bank or ditch

Native hedgerow with trees

Native hedgerow with trees - associated with bank or ditch

UKHab habitat area

Low to very low distinctiveness habitat

Bramble scrub

Hawthorn scrub

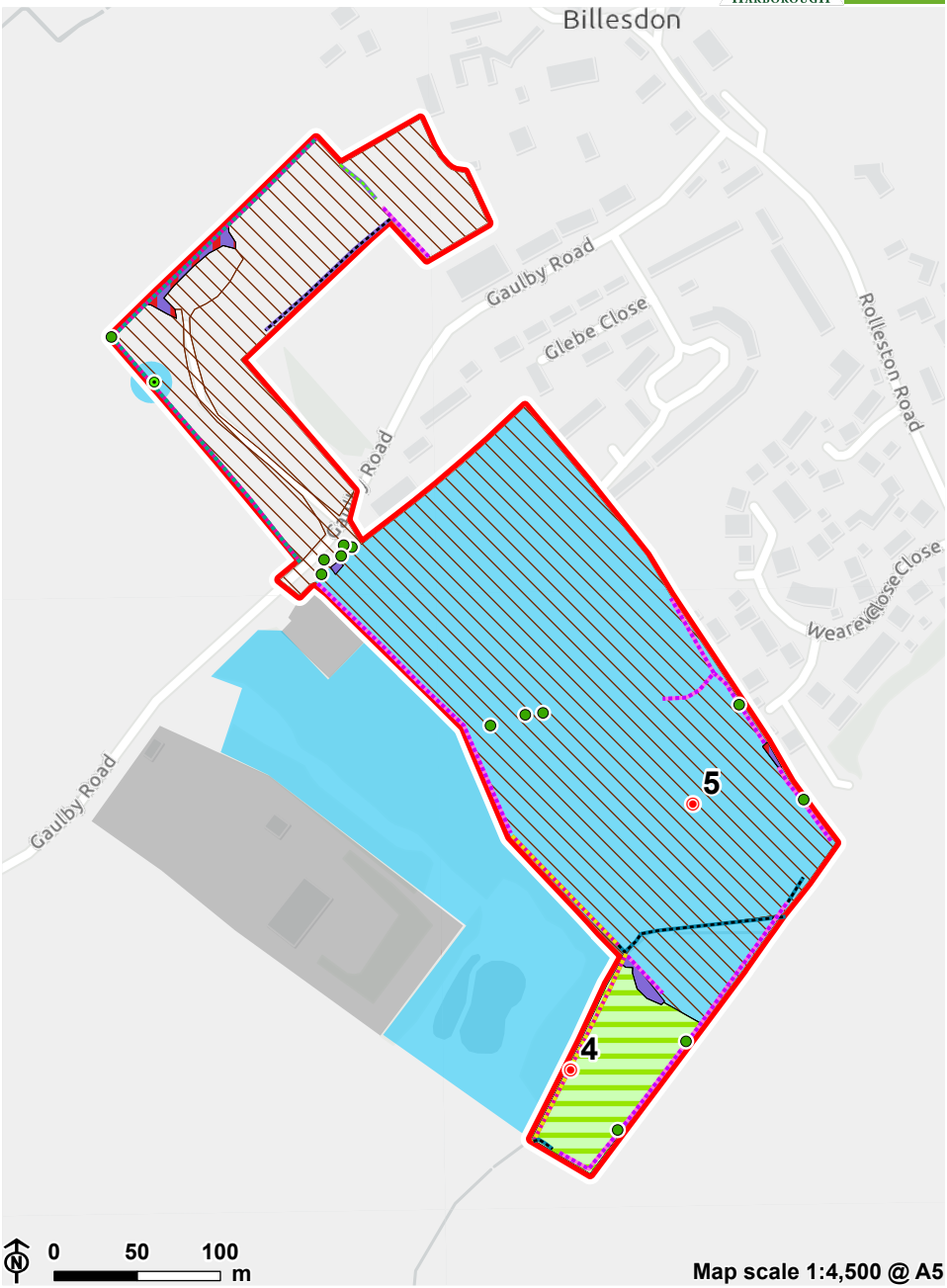
Lowland mixed deciduous woodland

Mixed scrub

Other woodland; broadleaved

Ponds (priority habitat)

Site Map - 8155



Map scale 1:4,500 @ A5

Site Map Legend - 8155

Site boundary

Other site boundary

Local Wildlife Site - Candidate

Point data

- Individual tree
- Tree with veteran features
- Target note

UKHab habitat linear

Ditches

Native hedgerow - associated with bank or ditch

Native hedgerow with trees

Native hedgerow with trees - associated with bank or ditch

Species-rich native hedgerow

Species-rich native hedgerow with trees - associated with bank or ditch

UKHab habitat area

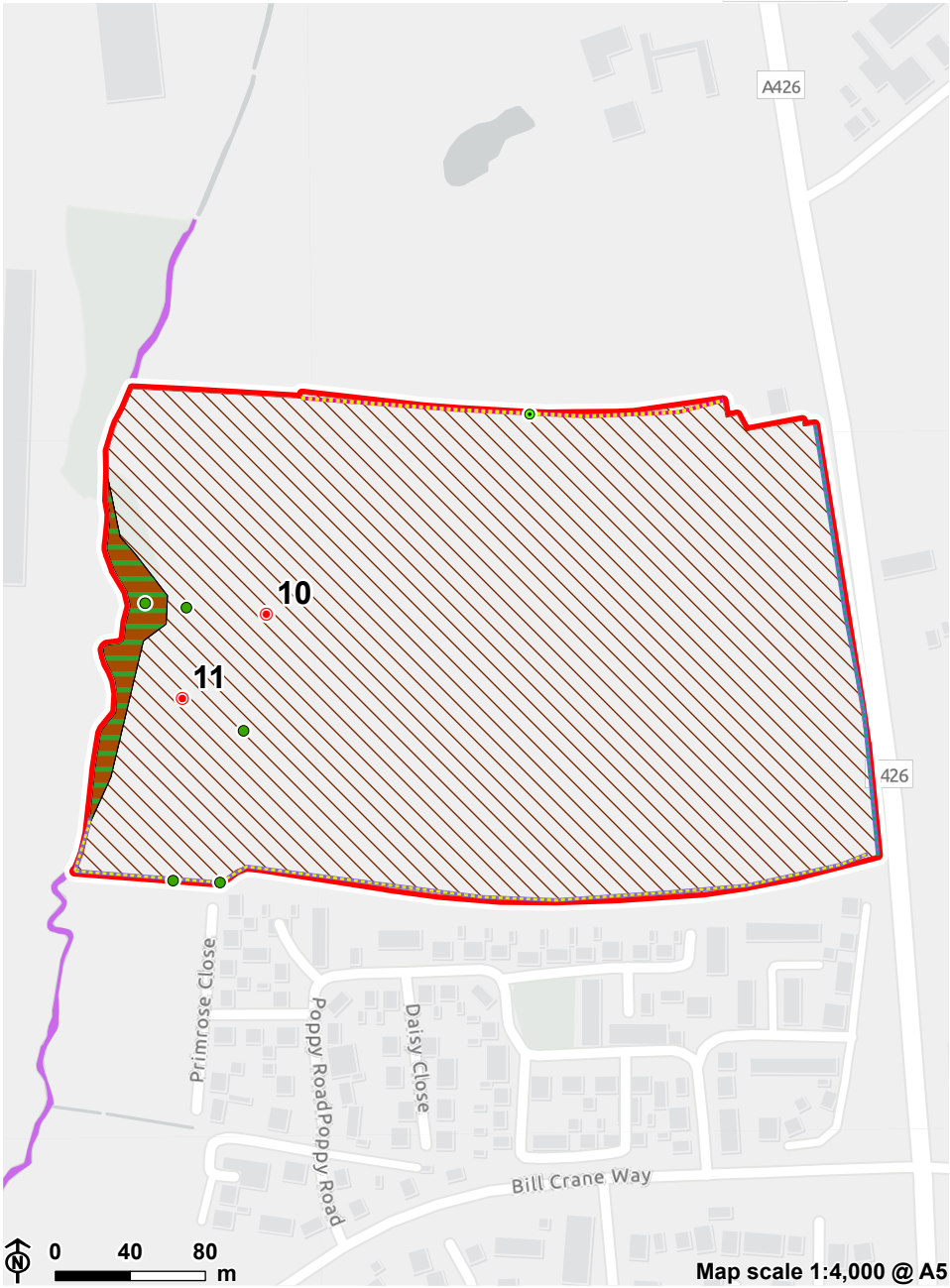
Low to very low distinctiveness habitat

Blackthorn scrub

Bramble scrub

Other neutral grassland

Site Map - 8167



Map scale 1:4,000 @ A5

Site Map Legend - 8167

Site boundary

Local Wildlife Site - Potential

Point data

- Individual tree
- Tree with veteran features
- Target note

UKHab habitat linear

Native hedgerow with trees - associated with bank or ditch

Species-rich native hedgerow - associated with bank or ditch

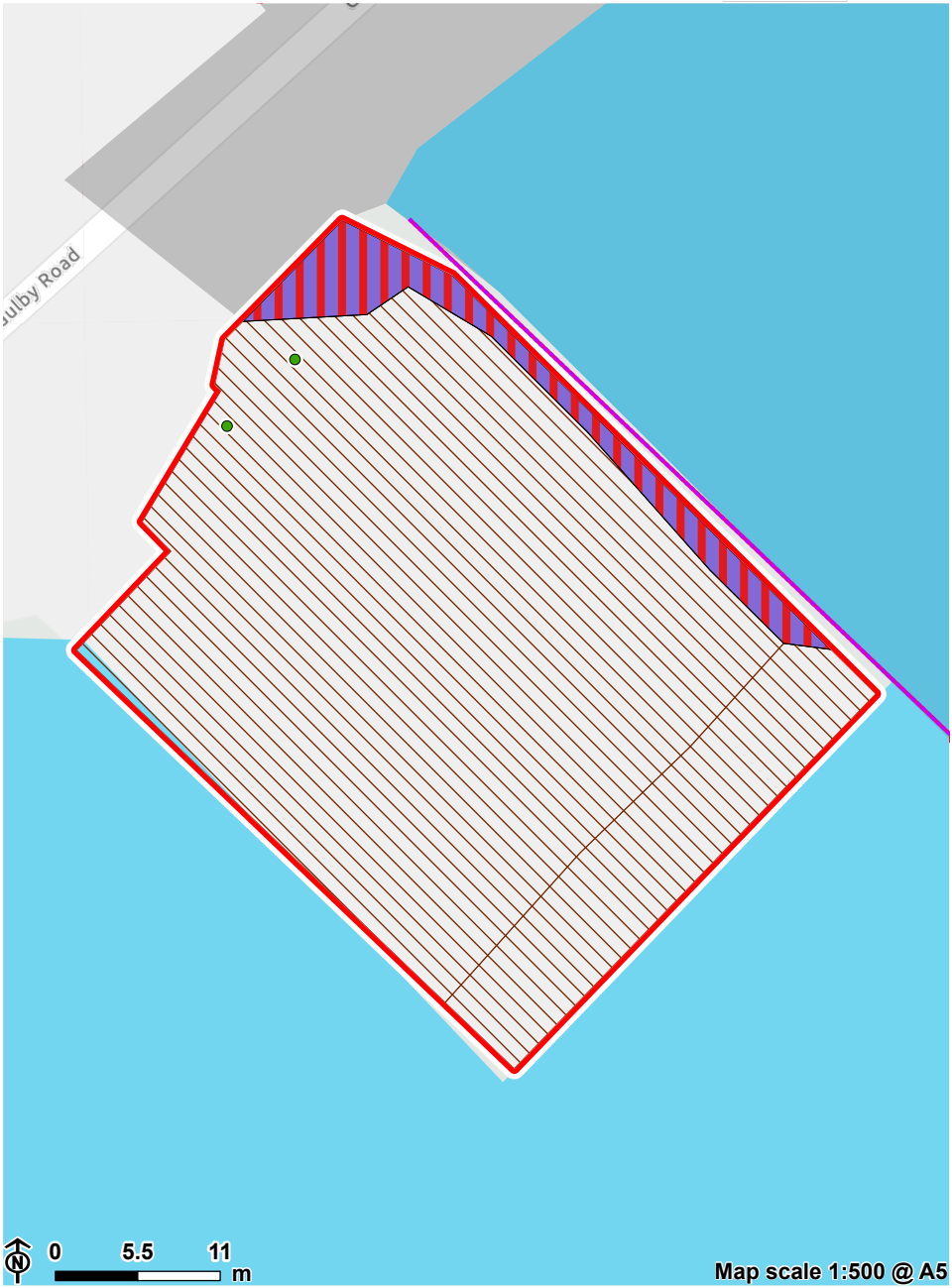
Species-rich native hedgerow with trees

UKHab habitat area

Low to very low distinctiveness habitat

Lowland mixed deciduous woodland

Site Map - 8202



Site Map Legend - 8202

Site boundary

Other site boundary

Local Wildlife Site - Candidate

Point data

- Individual tree

UKHab habitat linear

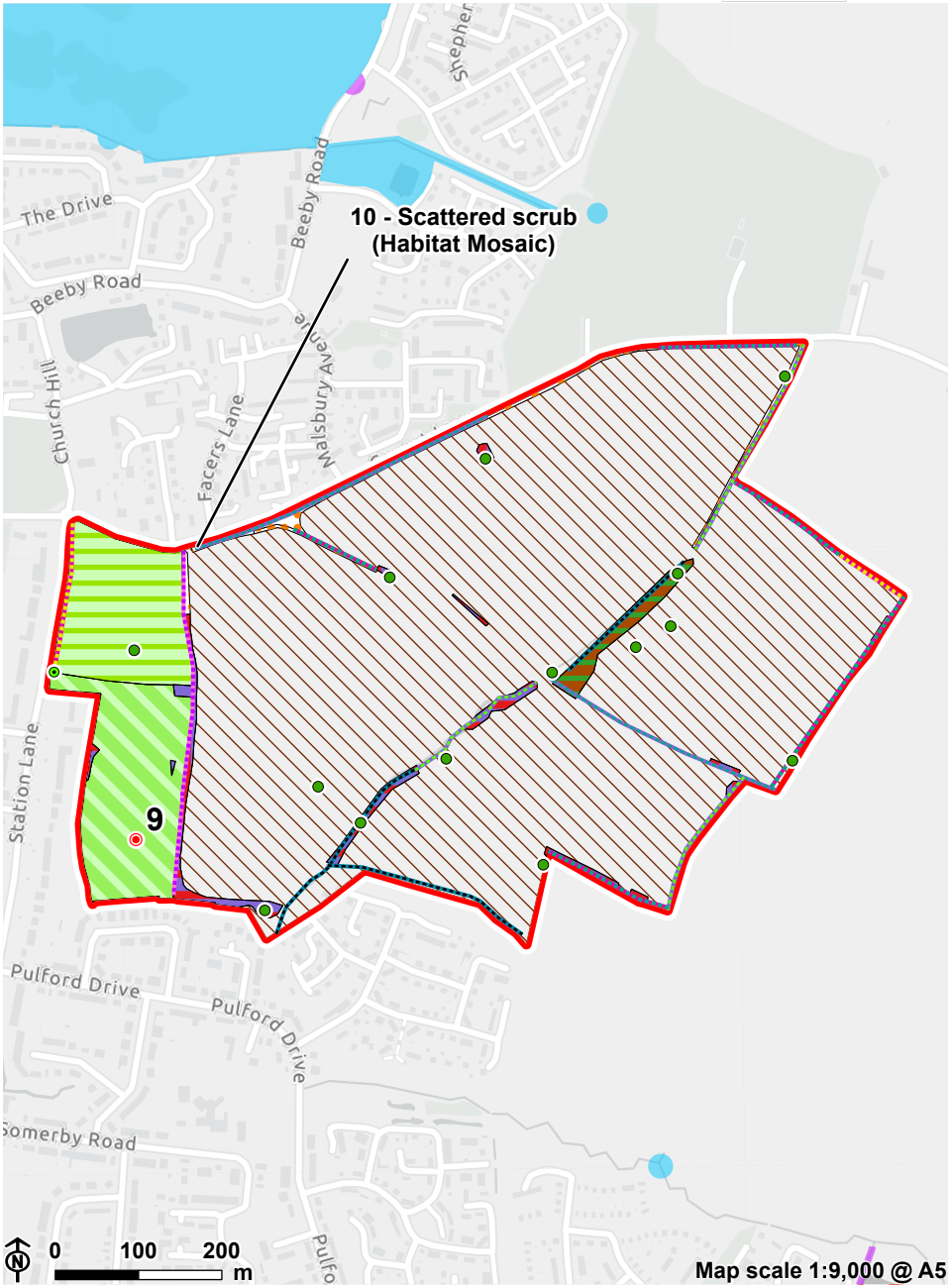
Native hedgerow - associated with bank or ditch

UKHab habitat area

Low to very low distinctiveness habitat

Bramble scrub

Site Map - 8227



Site Map Legend - 8227

Site boundary

Other site boundary

Local Wildlife Site - Candidate

Local Wildlife Site - Potential

Point data

- Individual tree
- Tree with veteran features
- Target note

UKHab habitat linear

Ditches

Native hedgerow - associated with bank or ditch

Native hedgerow with trees

Native hedgerow with trees - associated with bank or ditch

Species-rich native hedgerow with trees

Species-rich native hedgerow with trees - associated with bank or ditch

UKHab habitat area

Low to very low distinctiveness habitat

Arable field margins tussocky

Blackthorn scrub

Bramble scrub

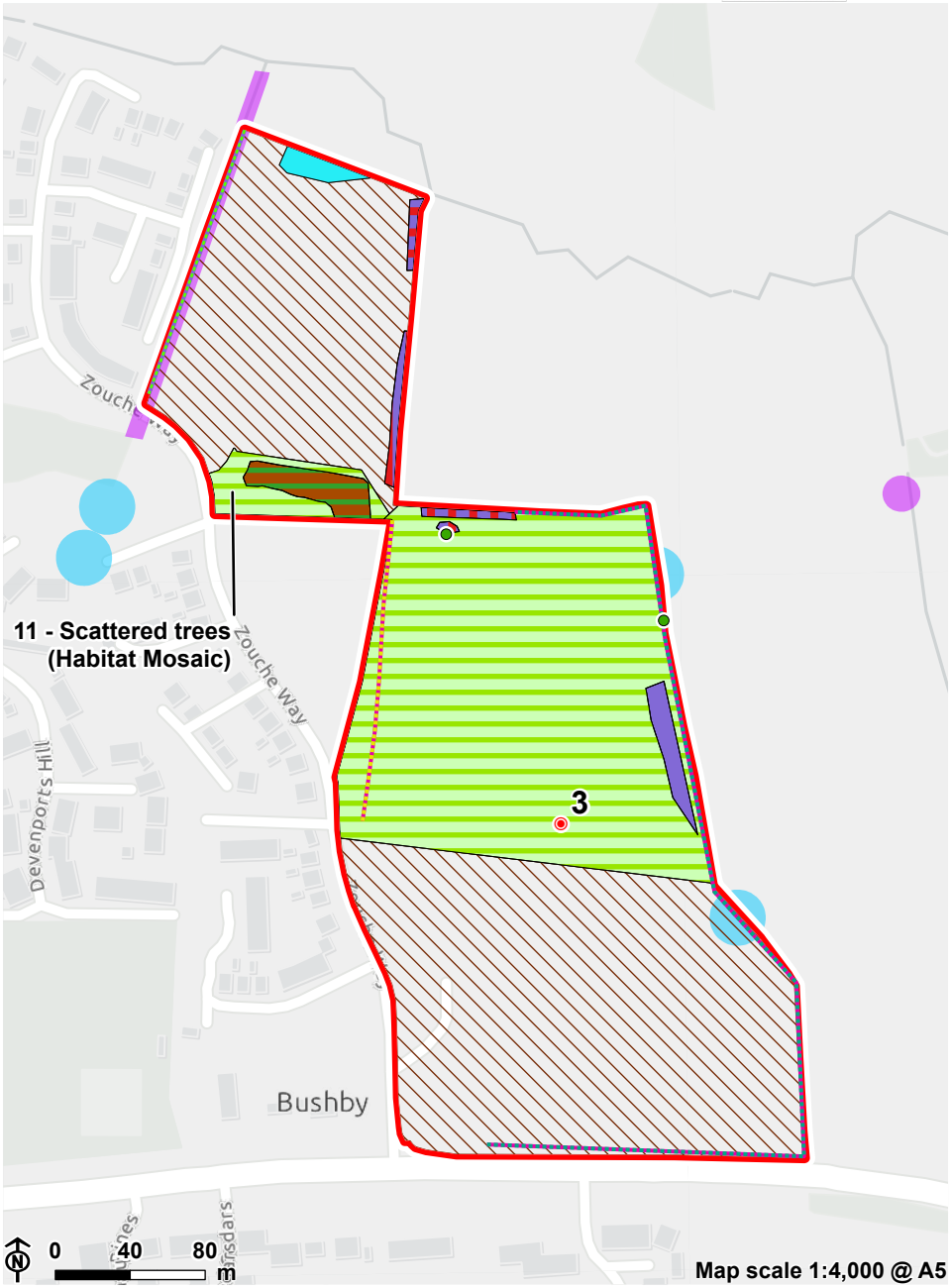
Neutral grassland with potential to be classified as lowland meadow

Lowland mixed deciduous woodland

Mixed scrub

Other neutral grassland

Site Map - 8241



Map scale 1:4,000 @ A5

Site Map Legend - 8241

- Site boundary
- Local Wildlife Site - Candidate
- Local Wildlife Site - Potential

Point data

- Individual tree
- Target note

UKHab habitat linear

- Native hedgerow with trees
- Native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow with trees - associated with bank or ditch

UKHab habitat area

- Low to very low distinctiveness habitat
- Blackthorn scrub
- Bramble scrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Other neutral grassland
- Ponds (priority habitat)

Site Map - 8247

Site Map Legend - 8247

- Site boundary
- Other site boundary
- Local Wildlife Site - Candidate
- Local Wildlife Site - Potential

Point data

- Individual tree
- Tree with veteran features
- Target note

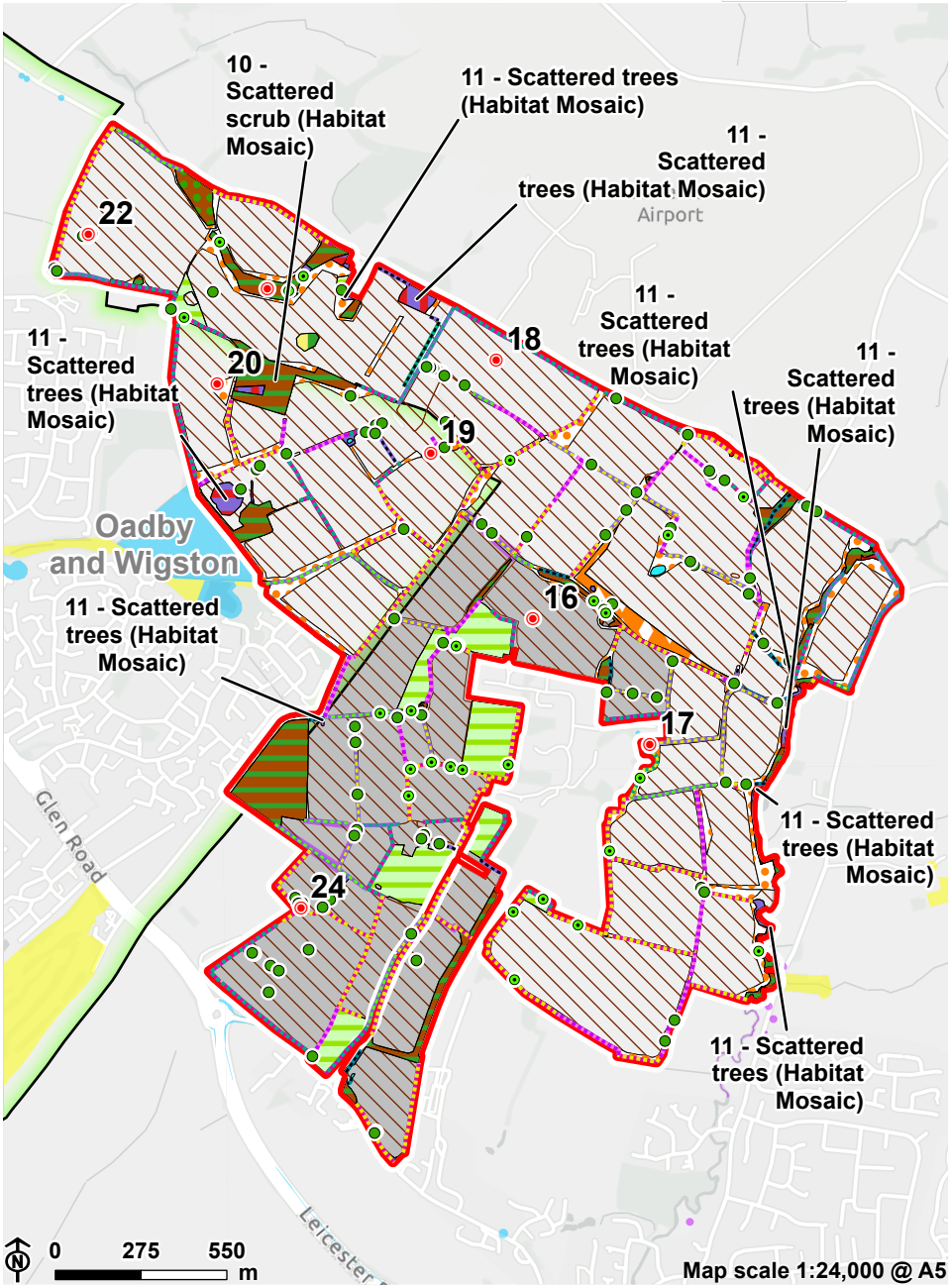
UKHab habitat linear

- Ditches
- Ecologically valuable line of trees
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Native hedgerow with trees - associated with bank or ditch

UKHab habitat area

- Low to very low distinctiveness habitat
- Arable field margins tussocky
- Bramble scrub
- Mixed scrub
- Ponds (priority habitat)
- Wet woodland

Site Map - 8631



Site Map Legend - 8631

- Harborough District boundary
- Neighbouring district
- Site boundary
- Other site boundary
- Local Wildlife Site - Candidate
- Local Wildlife Site - Notified
- Local Wildlife Site - Potential

Point data

- Individual tree
- Tree with veteran features
- Target note

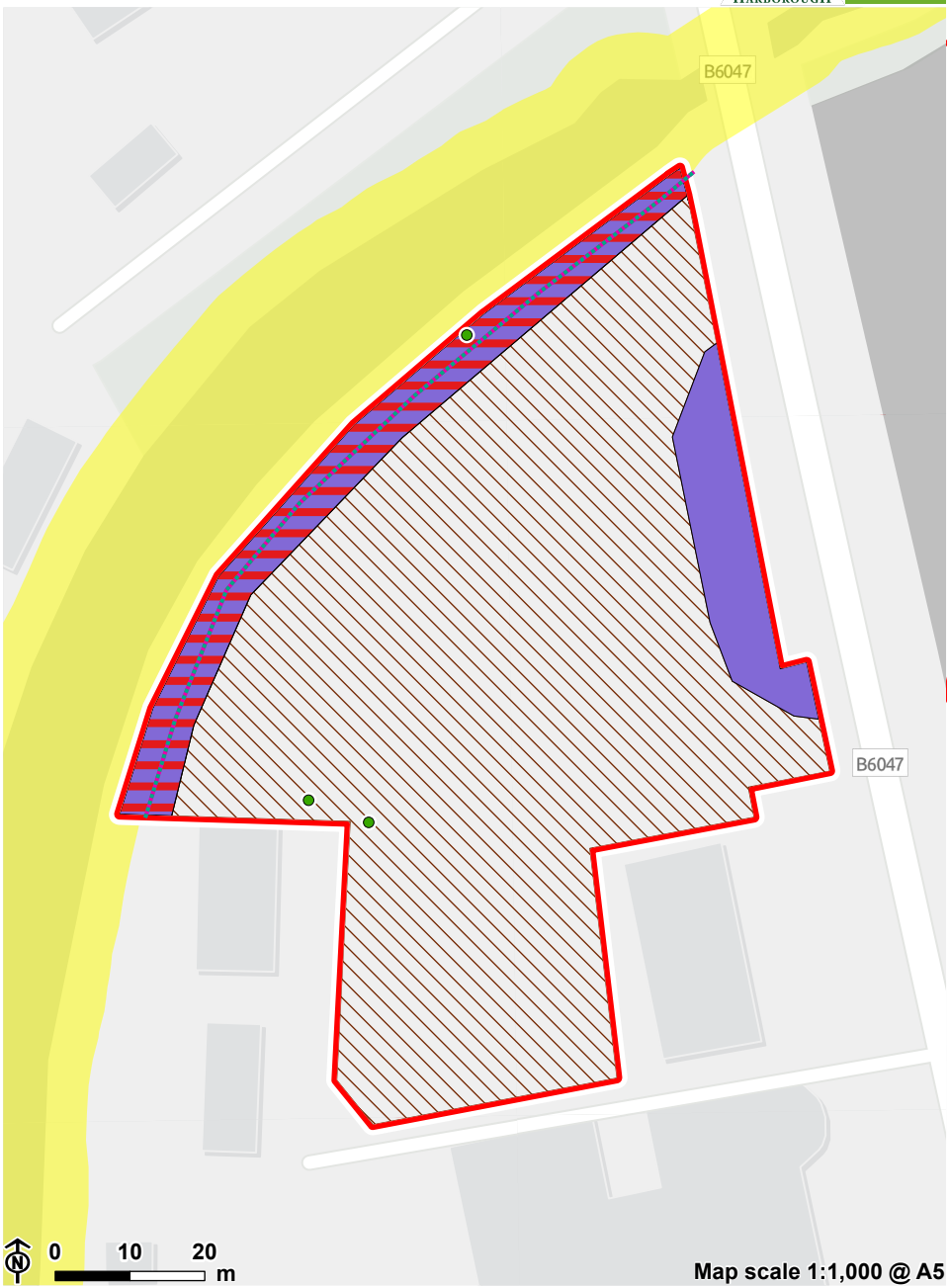
UKHab habitat linear

- Ditches
- Ecologically valuable line of trees
- Line of trees
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow
- Species-rich native hedgerow - associated with bank or ditch
- Species-rich native hedgerow with trees
- Species-rich native hedgerow with trees - associated with bank or ditch

UKHab habitat area

- Low to very low distinctiveness habitat
- Arable field margins cultivated annually
- Arable field margins pollen and nectar
- Arable field margins tussocky
- Blackthorn scrub
- Bramble scrub
- Cemetries and churchyards
- Hawthorn scrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Other Scot's pine woodland
- Other neutral grassland
- Other woodland; mixed
- Ponds (priority habitat)
- Wet woodland
- Willow scrub

Site Map - 8737



Site Map Legend - 8737


Site boundary

Other site boundary

Local Wildlife Site - Notified

Point data


Individual tree

UKHab habitat linear

Native hedgerow with trees

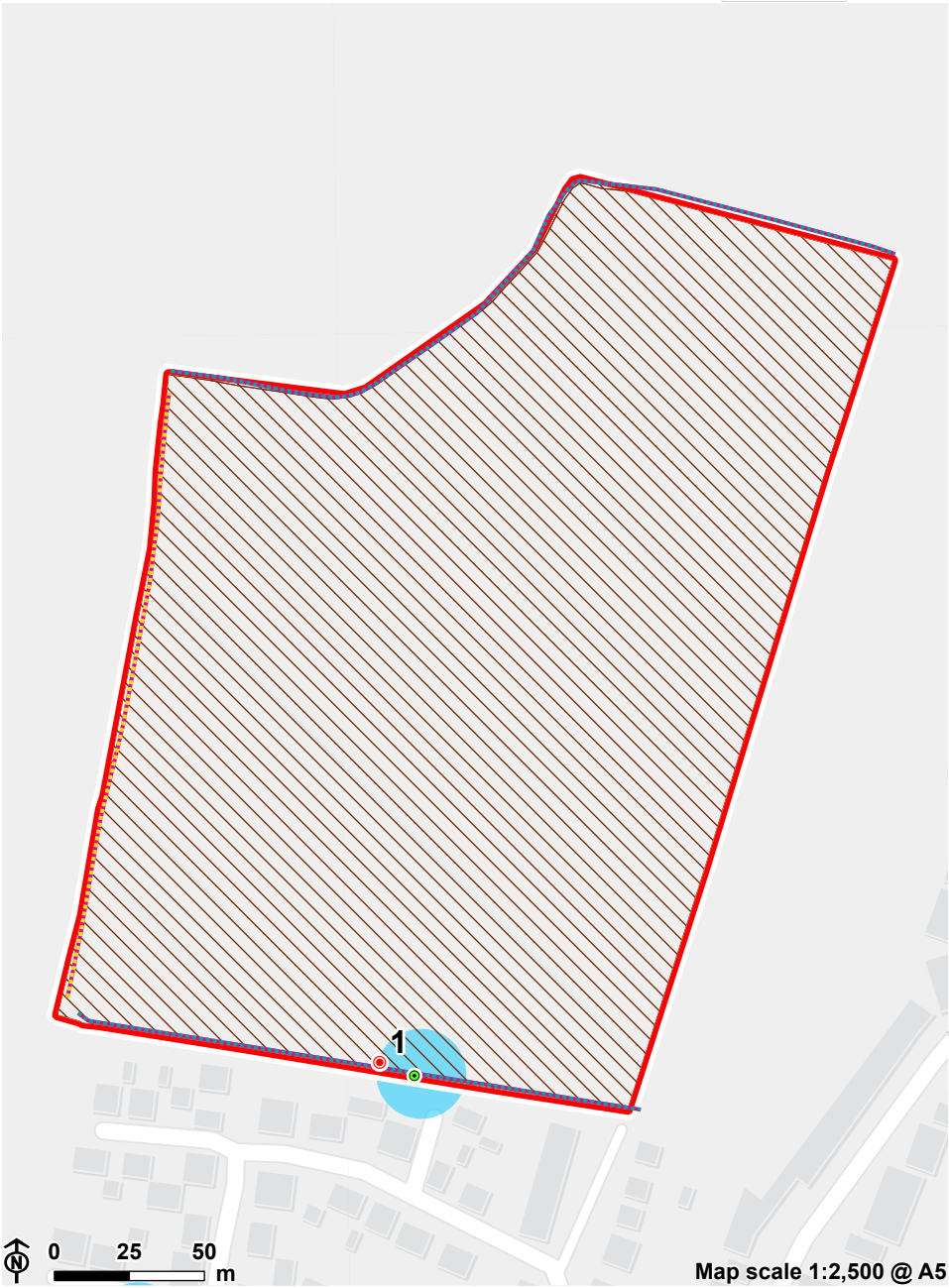
UKHab habitat area


Low to very low distinctiveness habitat


Blackthorn scrub


Mixed scrub

Site Map - 10042



Map scale 1:2,500 @ A5

Site Map Legend - 10042

Site boundary

Local Wildlife Site - Candidate

Point data

Tree with veteran features

Target note

UKHab habitat linear

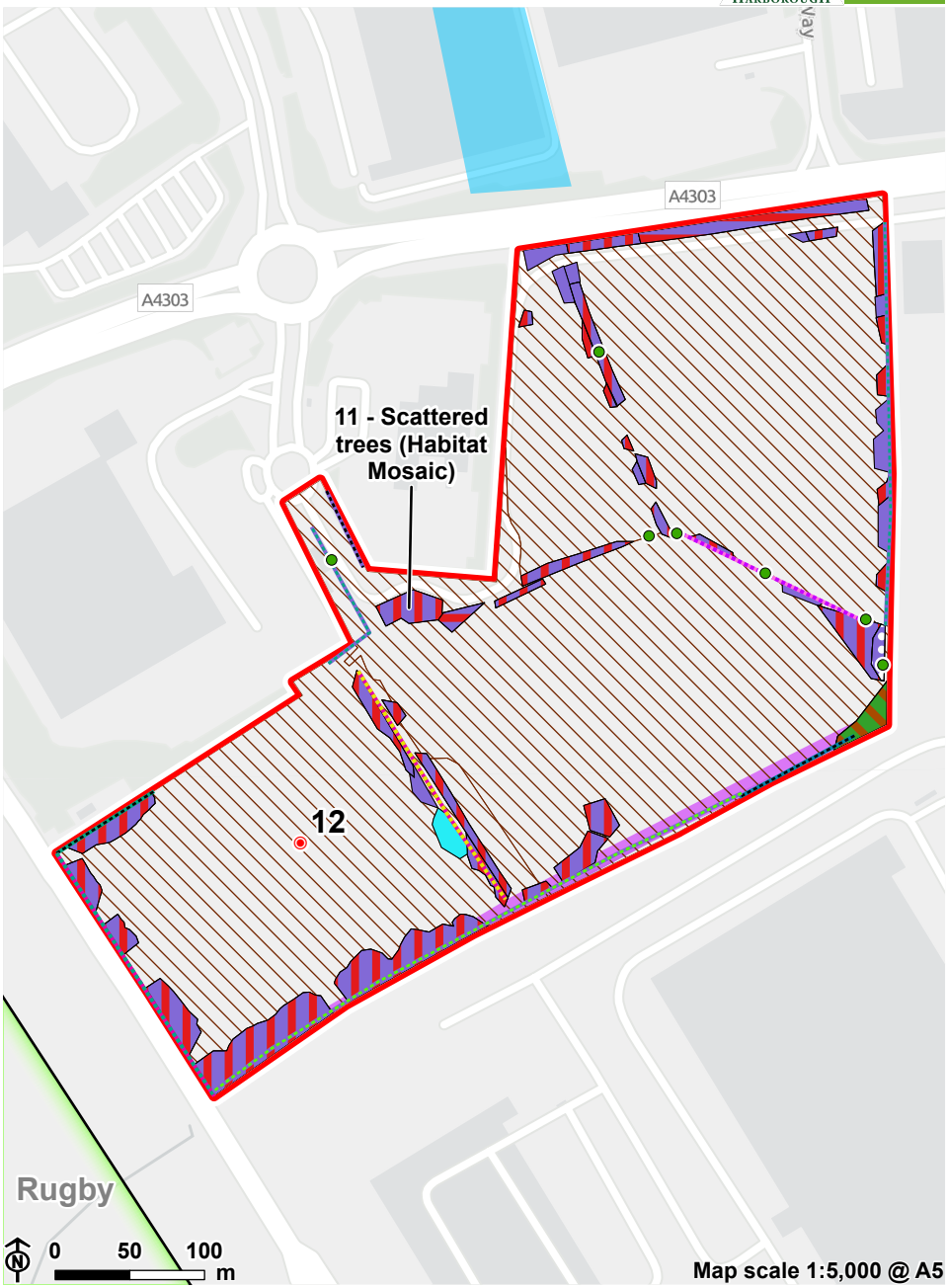
Native hedgerow with trees

Native hedgerow with trees - associated with bank or ditch

UKHab habitat area

Low to very low distinctiveness habitat

Site Map - 10595



Site Map Legend - 10595

- Harborough District boundary
- Neighbouring district
- Site boundary
- Local Wildlife Site - Candidate
- Local Wildlife Site - Potential

Point data

- Individual tree
- Target note

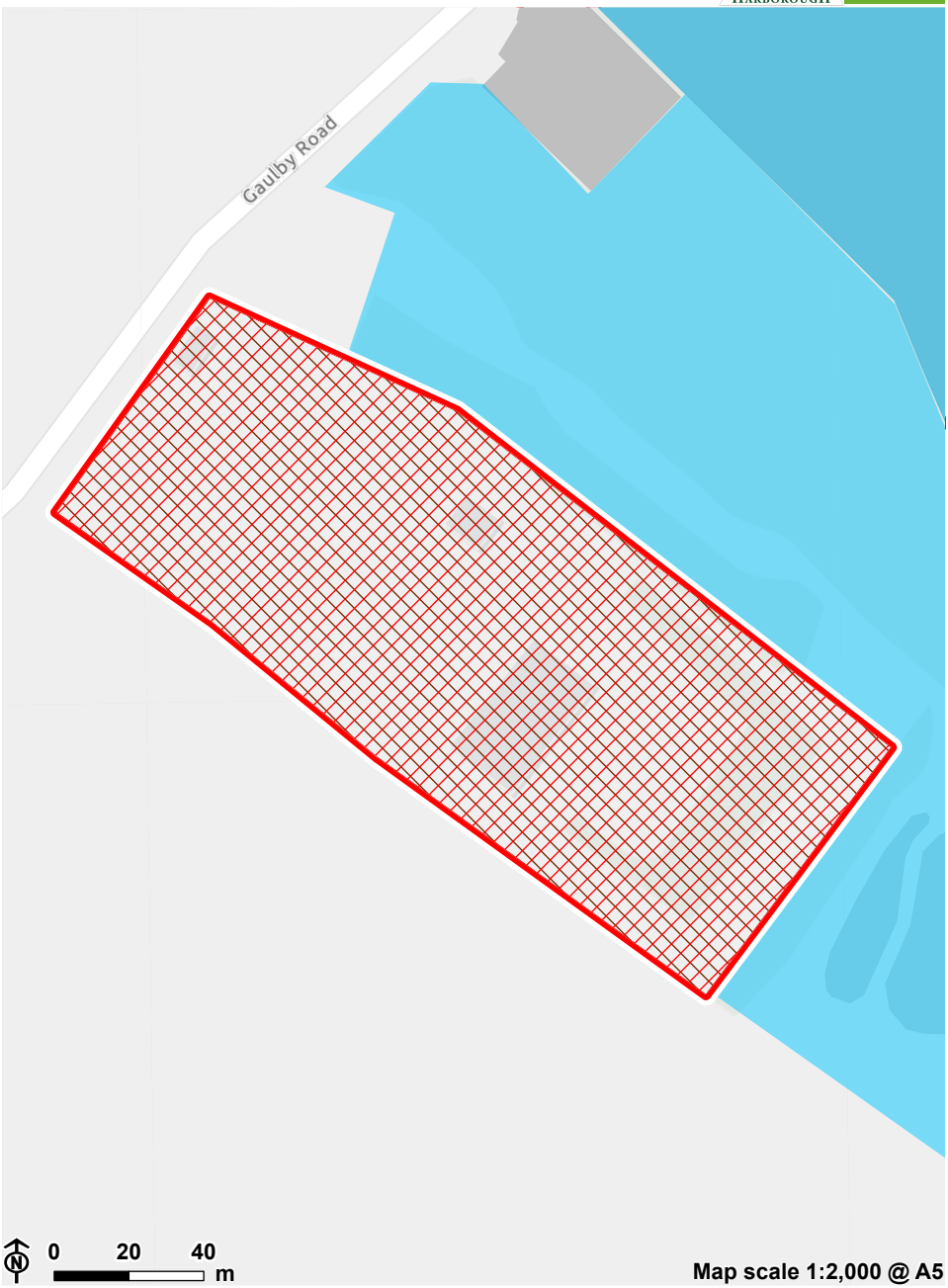
UKHab habitat linear

- Ditches
- Line of trees
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Species-rich native hedgerow with trees - associated with bank or ditch

UKHab habitat area

- Low to very low distinctiveness habitat
- Blackthorn scrub
- Bramble scrub
- Mixed scrub
- Ponds (priority habitat)
- Wet woodland
- Willow scrub

Site Map - 12207



Map scale 1:2,000 @ A5

Site Map Legend - 12207

Site boundary

Other site boundary

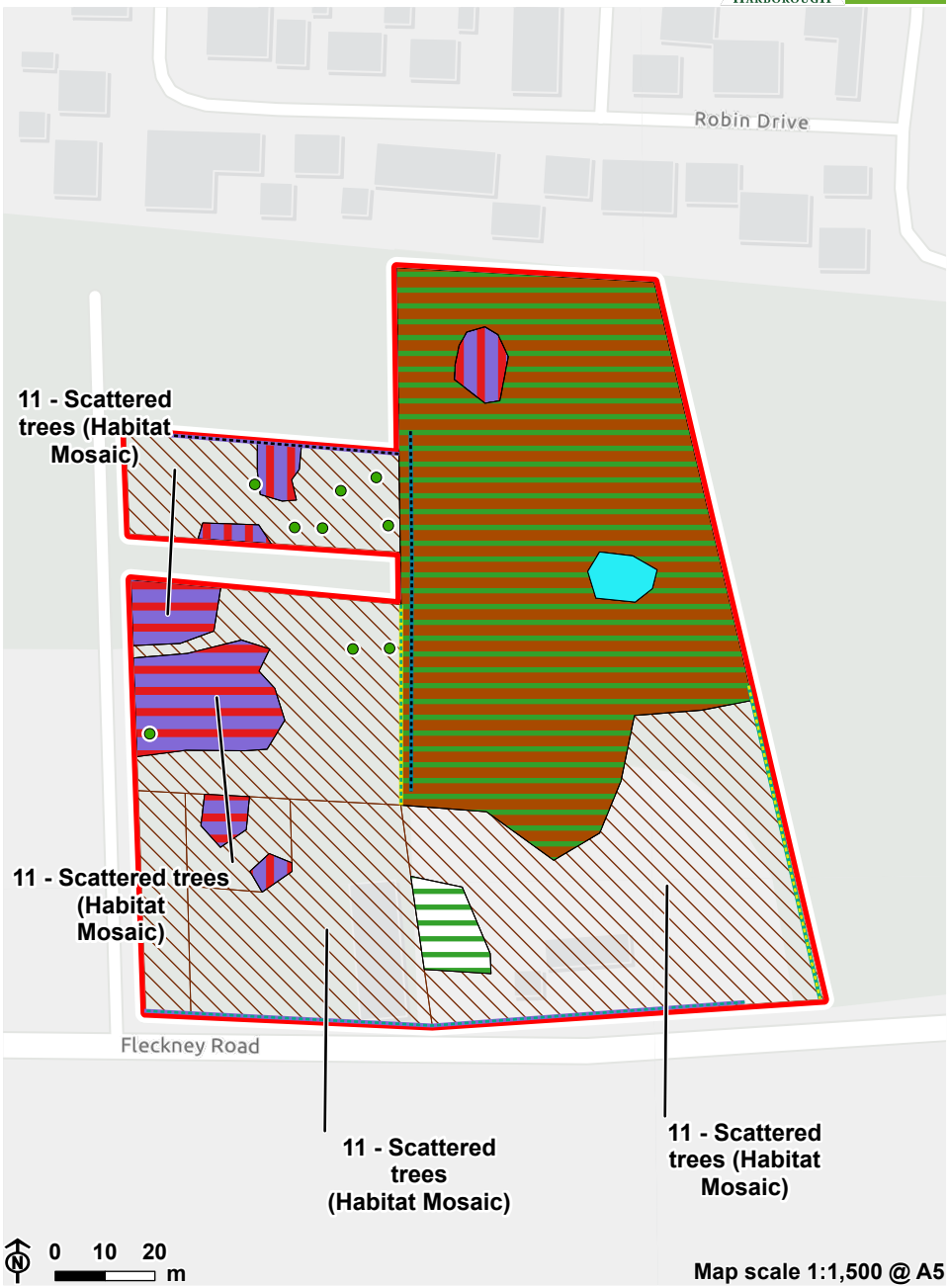
Local Wildlife Site - Candidate

Area of no access

UKHab habitat area

Low to very low distinctiveness habitat

Site Map - 12223



Map scale 1:1,500 @ A5

Site Map Legend - 12223

Site boundary

Point data

- Individual tree

UKHab habitat linear

- Ditches
- Ecologically valuable line of trees
- Ecologically valuable line of trees - associated with bank or ditch
- Species-rich native hedgerow
- Species-rich native hedgerow with trees

UKHab habitat area

- Low to very low distinctiveness habitat
- Bramble scrub
- Lowland beech and yew woodland
- Lowland mixed deciduous woodland
- Mixed scrub
- Ponds (priority habitat)

Site Map - 12231

Site Map Legend - 12231


Site boundary


Local Wildlife Site - Potential


Area of no access

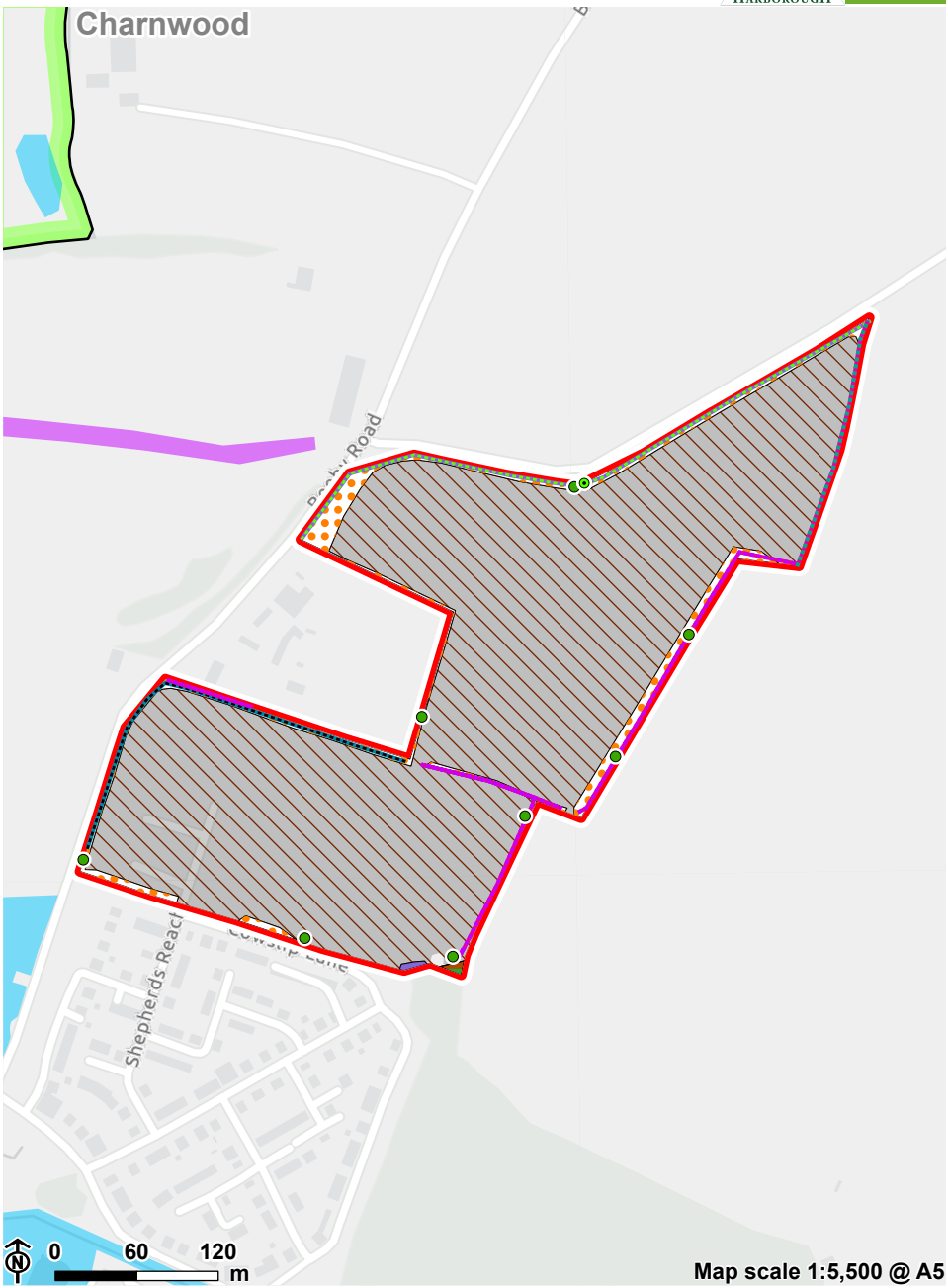
Point data

- Individual tree

UKHab habitat area


Low to very low distinctiveness habitat

Site Map - 12235



Site Map Legend - 12235

- Harborough District boundary
- Neighbouring district
- Site boundary
- Other site boundary
- Local Wildlife Site - Candidate
- Local Wildlife Site - Potential

Point data

- Individual tree
- Tree with veteran features

UKHab habitat linear

- Ditches
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Species-rich native hedgerow with trees - associated with bank or ditch

UKHab habitat area

- Low to very low distinctiveness habitat
- Arable field margins tussocky
- Blackthorn scrub
- Lowland mixed deciduous woodland

Appendix C

Target Notes

Target Note Number	Description
TN1	Owl pellets recorded under owl box on veteran ash trees.
TN2	Burrows seen within the river bank, potentially pertaining to water vole.
TN3	Ridge and furrow long neutral grassland with potential for ground nesting birds.
TN4	Neutral grassland with ground nesting birds present.
TN5	Common frogs seen within the grassland.
TN6	Anecdotal evidence from the landowner on the presence of common newts.
TN7	Anecdotal evidence from the landowner on the presence of bats roosting on site.
TN8	Small garden pond with potential to support amphibians.
TN9	Species rich grassland with potential to be classified as lowland meadow following further surveys.
TN10	Red kite flying above fields.
TN11	Long tussocky grassland with potentially to support small mammals and ground nesting birds.
TN12	Long tussocky grassland with potentially to support small mammals and ground nesting birds.
TN13	Six red kite's noted flying over arable field and woodland belt.
TN14	Otter scat located under bridge.
TN15	Pond surrounded by multiple trees with veteran features.
TN16	Barn owl seen. Nest potentially located within the tree.
TN17	Stretton hall old sewage works trees have been removed.
TN18	Long grassland with skylark seen flying above.
TN19	Flower rich field margin.
TN20	Dried up pond.
TN21	Woodland with multiple large trees with veteran features.

Target Note Number	Description
TN22	Dried up pond
TN23	Dried up pond
TN24	Dried up pond

Appendix D
Photos

Click to enter introduction.

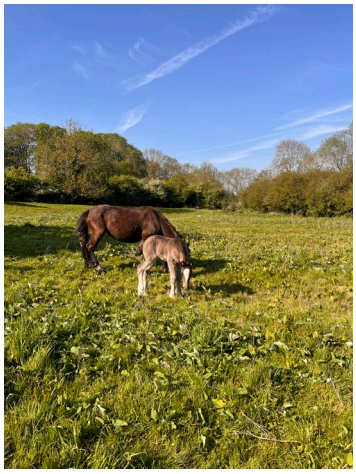
8132 Land South of Farndale View, Market Harborough

River Welland (candidate LWS) bordering the south of the site.	Pasture field in the east of the site.
	
River Welland lined with trees along the site boundary.	Burrows within the river bank.
	

8141 Land North of Leicester Lane, Great Bowden, Market Harborough

Arable field comprising the majority of the site.	Native hedgerow with trees at the east of the site.
	

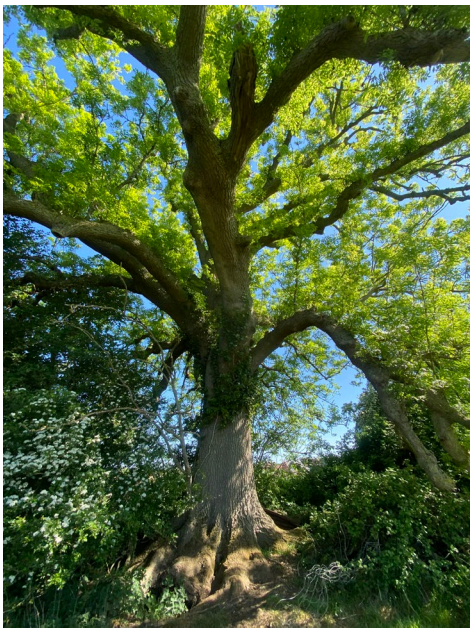
8737 Land OS3070, Leicester Rd, Market Harborough

Grazed modified grassland with blackthorn scrub and hedgerow in background.


8155 Land at Gaulby Road, Billesdon

Ditch running through the south of the site.	Grazed modified grassland fields in the north of the site.
	
Ridge and furrow in the south of the site.	
	

8135 Land north of Stretton Lane, Houghton

Candidate LWS , a mature Ash tree just north west of the site.	Long neutral grassland dominated the site.
	
Dense scrub present along the edges of the site.	A strip of recently planted trees along the west of the site.
	

8122 East of Market Harborough Road

Arable field margin at the southeast of the site, bordering the canal.	Canal bordering the south of the site.
	
Ridge and furrow noted in the south of the site.	Woodland strip at the north of the site.
	

8167 Land off Leicester Road, Lutterworth

Large ash tree at the north of the site with potential veteran features.	Species poor grassland field in the west of the site.
	
Bitteswell Brook along the west of the site.	Species rich hedge along the south of the site.
	

8090/12235 Land east of Beeby Road, Scraptoft, Thurnby and Bushby

Arable field margin at the east of the site.	Wide tussocky arable field margin in the west of the site.
	
Dry ditch in the west of the site.	Arable field margins along a hedgerow.
	

8241 Land north of the A47, Scraptoft, Thurnby and Bushby

Ridge and furrow grassland in the south of the site.	Wetter grassland area in the north of the site
	
Pond in the north of the site.	
	

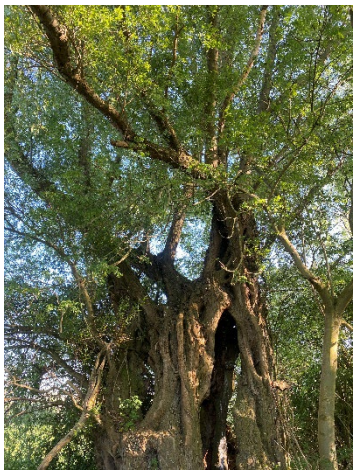
8247 Land west of Warwick Road

Area of wet woodland at the centre of the site containing a dry pond and willow trees with potential veteran features.	Scrub/grassland mosaic with trees off site but adjacent.
	
Hedgerows with trees along the site boundary.	Pond located centrally within the site.
	

10042 Land north of Kilby Road, Fleckney

View of parcel from the northern boundary.	Owl nest box located on ash tree on the southern boundary.
	
Owl pellet found under nest box located on the southern boundary.	Bat boxes located on ash trees on the southern boundary.
	

8631 Land South of Gartree Rd & East of Oadby

Arable field margin transitioning into neutral grassland near boundary with Leicester Grammar School.	Tree with veteran features noted on site
	
Stretton hall old sewage works trees (candidate LoWS) have been suspected to be removed and now feature fungal growth.	Ridge and furrow neutral grassland within the centre of the site.
	
Pond on site with potential to support GCN.	Lond grassland in the north of the site with skylark seen and heard flying above.

8227 Land between Scaptoft & Bushby, Scraptoft, Thurnby and Bushby

Other neutral grassland at the west of the site.	Other neutral grassland at the west of the site.
	
Woodland at the west of the site.	Woodland along the ditch central within the site.
	

10595 Land south of Lutterworth Rd/Coventry Rd, Lutterworth

Species-rich native hedgerow at the south of the site (candidate LWS).	Pond at the southwest of the site.
	
Small area of woodland at the east of the site.	Wet ditch at the south of the site.
	
Bramble scrub in the north of the site.	

12231 Commons Car Park, Market Harborough

Area of modified grassland in the south and carpark in the north of the site.	Car park comprising the majority of the site.
	

12223 – The Nurseries, Flackney Road, Kibworth

Vegetated garden with scattered trees at the south of the site.	Woodland present at the north of the site.
	
Area of mixed scrub and willow trees at the west of the site.	
	

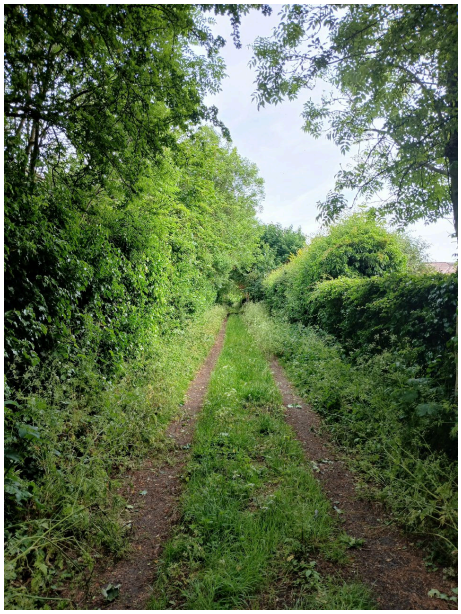
8202 - Former Lorry Park, Gaulby Road, Billesdon – Pegasus

Lime trees present at the northeast of the site.	Central part of the site consisting of vacant urban land
	

8143 – Land east of Leicester Rd and south of Grand Union canal

Canal along the edge of the site.	Tightly grazed modified grassland on site.
	
Pond surrounded by trees with veteran features.	
	

8094 Land to the rear of South Avenue, Ullesthorpe

View of the west of the site including the woodland strip bordering the site.	Access track at the north of the site.
	
Longer tussocky grass and scattered trees in the north of the site.	Pasture field in the centre of the site with ridge and furrow.
	
Buildings at the east of the site.	

8093 Land at Stretton Hall Farm, Chestnut Drive

Woodland at the west of the site.	Grassland field located in the east of the site.
	
Field boundary including hedge with trees.	Ridge and Furrow modified grassland field.