PEA: Michelle Walding-Kelly BSc (Hons)
Graduate Ecologist
Email: michellewalding-kelly@arbtech.co.uk
PRA: Carly Preen BSc (Hons) MSc
[redacted]
arbtech.co.uk

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

12 High St, Earith, Huntingdon PE28 3PP

Client:

John Croll

Survey date:

25th February 2025

Project:

This report is prepared to inform a planning application with the Huntingdonshire District Council.

The proposal is described as: Erection of 1 1/2 storey rear extension following removal of storage/garage building and unauthorised shed

PEA survey methodology and legislation can be found in the Arbtech Supplement: PEA Methodology and Legislation - 2024.

PRA survey methodology and legislation can be found in the Arbtech Supplement: PRA Methodology and Legislation - 2024.

Site Location and Context

The survey site is centred on National Grid Reference TL38717482 and has an area of approximately 0.1ha.

The site comprises one dwelling with associated outbuildings along with a vegetated garden of modified grassland with scattered trees and introduced shrubs. It is situated within the small village of Earith, Huntingdon. A review of soilscapes through LandIS identified that the site sits on freely draining lime-rich loamy soils. Aerial imagery shows the local landscape to have a fenland and woodland character. Water courses can be found nearby, such as the River Ouse located at the edge of the red line boundary to the south and the Old River Bedford running ~0.2km along the east of the site. There are a number of notable habitats within 2km, including seven coastal and floodplain grazing marsh, closest being located ~0.04km south, 12 patches of lowland fens, with the closest being ~0.6km west, 15 traditional orchards, closest ~0.5km northwest and eight patches of deciduous woodland beginning ~0.1km south. Such features likely enhance the area for a variety of species.

Survey Details

The site survey was undertaken by Michelle Walding-Kelly BSc (Hons), Graduate Ecologist. The PRA was conducted by Carly Preen BSc (Hons) MSc, Graduate Ecologist. Licenced surveyor on Natural England Bat Licence Number: 2024-12326-CL17-BAT.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
25/02/2025	10	66	30	17	None

Executive Summary

Precautionary working methods have been recommended for reptiles, amphibians, birds, hedgehogs and riparian species – details can be found in the relevant sections for each species.
Three BERS have been recommended on B1 to assess the presence or likely absence of bats.
A Construction Ecological Mitigation Plan will be required – further details can be found within the report.
A proportionate assessment of recreational pressure impacts will be required to protect nearby SSSIs.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4).
Botanical species are described with reference to the DAFOR scale (**D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare**).

Summary of Survey Findings

(*UKHab codes used)*

The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site does contain scattered trees and introduced shrubs which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km.

On-site habitat descriptions

u1 - Built-up areas and gardens [vegetated garden 828, bare ground 510, introduced shrubs 847, scattered trees 32]

The site contains a well-maintained, poor quality, modified grassland measuring ~0.04ha. The grassland was assessed to have a uniformed sward length of <5cm and approximately one vascular plant species per m^2 including **Dominant** undetermined *Poaceae* sp. Approximately 15% of the vegetated garden was bare ground due to the general activity on site (See Figures 1 - 4).

There are three main rows and two scattered patches of ornamental shrubs around the site (See Appendix 1). Species include rose, stinking iris, marmoratum, Japanese holly, Hart's-tongue fern, olive, bamboo, common spruce, English ivy, hot-lips, holly, fragrant viburnum, daffodil, sedge, willow, evergreen spindle and blueblossom. The shrubs were all well maintained and dense with varied heights between ~0.3m and ~1.5m (See Figures 5 - 8).

There are 5 scattered trees onsite along the site (See table below, appendix 1 and Figures 9 - 15).

	Species	**Height**	**Branch Width**	**DBH**
T1	Scots Pine	~9.5m	~8m	~51cm
T2	Ash	~10m	~8m	2 stalks ~24cm and ~36cm
T3	Sycamore	~11m	~12m	3 stalks ~38cm, ~48cm and ~42cm
T4	Holly	~4m	~2m	2 stalks <10cm

T5	Lawson Cypress	~3m	~2m	<10cm
T6	Pear	~6m	~5	~52cm

There is no known regular pruning regime which allows the trees to retain more than 75% of their natural canopy. Each tree has the potential to provide natural ecological niches for vertebrates and invertebrates due to small cavities in branches, lifted bark, ivy coverage and proximity to each other which as a result will act as connecting corridors for wildlife.

u1b5 – Buildings

The site comprises a main house (B1), a garage (B2), a shed (B3) (See Figures 16 - 19).

u1b – Developed land/sealed surface

There is ~0.01ha of hardstanding acting as a driveway, parking and pathways throughout the northeastern portion of the site (See Figures 20 - 23).

Local notable habitats

Habitat Type	Number of Habitats	Closest Distance and Location
Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh	7	~0.04km south
Priority Habitat Inventory - Good quality semi-improved grassland	5	~0.2km southwest
Priority Habitat Inventory - Lowland Fens	12	~0.6km west
Priority Habitat Inventory - Deciduous Woodland	8	~0.1km south
Priority Habitat Inventory - Traditional Orchards	15	~0.5km northwest
Natura sites	2	~0.2km east
Priority Habitat Inventory - No main habitat but additional habitat exists	11	~0.6km west

Foreseen Impacts

On-site habitats

The proposed development will result in the loss of ~0.02ha modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats and the higher value of those on site, for example the scattered trees and introduced shrubs. The proposed development shows no current plans to remove the trees, however due to the proximity to where the construction is currently planned to take place, a full separate tree assessment has been carried out by OMC Associates.

	Notable habitats No impacts to any notable habitats are anticipated due to the small scale of the proposed development, however due to the proximity to such habitats, care should be taken to prevent pollution travelling to the nearby fenlands, woodlands, coastal and floodplain grazing marsh, orchards and natura sites via the River Ouse.
Recommendations	**On-site habitats** Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). **Notable habitats** A Construction Ecological Mitigation Plan (CEMP) will be required to minimise the possibility of pollution affecting the River Ouse and nearby coastal and floodplain grazing marshes during construction. **Biodiversity net gain** The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is likely to trigger the requirement for a biodiversity net gain unless it meets one of the exemptions.
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. **Statutory designated sites (within 10km)** There are three known statutory sites within 10km of the site, see below:

Designation Type	Designation Name	Distance and Location	Reason for Designation
SSSI, RAMSAR; SAC	Ouse Washes	~0.2km east	The Ouse Washes represent spined loach populations within the River Ouse catchment. The Counter Drain, with its clear water and abundant macrophytes, is particularly important, and a healthy population of spined loach is known to occur.
SSSI	Berry Fen	~0.6km southwest	Berry Fen is a ~15ha biological Site of Special Scientific Interest on the western outskirts of Earith. It is a neutral grassland that periodically floods in

				the winter. It is used by wintering wildfowl, including Bewick's swans in nationally numbers, especially when the nearby Ouse Washes flood too deeply. There are wetland herbs such as marsh ragwort and the rare narrow-leaved water-dropwort.
	SSSI	Houghton Meadows	~10km southwest	Houghton Meadows is an ~5ha biological Site of Special Scientific Interest between in Cambridgeshire. It covers three meadows south of Thicket Road; they are part of the 8ha Houghton Meadows Nature Reserve, which is owned and managed by the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, and which also includes Browns Meadow to the south The fields are a mixture of pasture and hay meadows, displaying ridges and furrows from medieval ploughing. They are a type of neutral grassland which is declining nationally. Flowers include cowslips and yellow-rattles, and there also species such as green woodpeckers and great crested newts on site.

Non-statutory designated sites
The presence of non-statutory designated sites within 2km cannot be established without data from Cambridgeshire and Peterborough Environmental Records Centre (CPERC).

Foreseen Impacts	**On-site designations** No impacts foreseen. **Statutory and non-statutory designated sites** The site lies within the impact risk zone for Ouse Washes. **For SAC/SPA/Ramsar sites** No direct impacts to any designated sites will occur as a result of the proposed development, however, the development site is within the zone of potential risk for publicly accessible SSSIs (Ouse Washes) which are sensitive to the effects of recreational pressure. Natural England advises that such developments require a proportionate assessment of recreational pressure impacts on the notified features of the SSSI(s) and measures to mitigate adverse impacts, for example alternative open space provision.

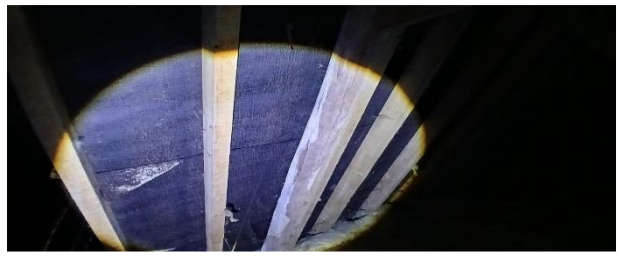
Recommendations	**On-site designations** None required. **Statutory and non-statutory designated sites** Best practice measures to minimise the possibility of pollution affecting the nearby designated sites must be implemented during construction. A proportionate assessment of recreational pressure impacts will be required.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.
Foreseen Impacts	N/A
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey Findings	The habitats present on-site, including grassland, introduced shrubs and scattered trees, likely provide common invertebrates with opportunities to forage and shelter. The River Ouse running along the southern boundary will further enhance the site for invertebrates The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
Foreseen Impacts	Vegetated grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to the small scale of the development and the presence of habitat both onsite and locally.
Recommendations	No further surveys.
Bats	
Summary of Survey Findings	**EPSL data** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed. There is one EPSLs within a 2km radius of site. • 2019-42238-EPS-MIT – Brown Long-eared Bat – Destruction of a resting place - ~1900m southeast There are no Special Areas of Conservation designated for bats within 10km of the site.

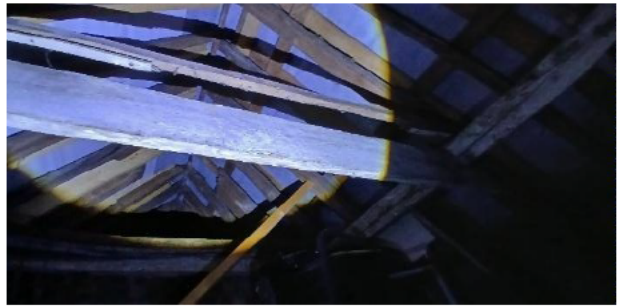
	Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of modified grassland with scattered trees and introduced shrubs, as well as the River Great Ouse. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the River Great Ouse extends beyond the site adding to the continuity of linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. The wider landscape is of a fenland and woodland character. Water courses can be found nearby such as Old River Bedford running ~0.2km along the east of the site. There are a number of notable habitats. These habitats provide excellent foraging and commuting opportunities for bats. **Roosting habitat** Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of 3 buildings on site: the main house (B1), a garage/workshop (B2), and a timber shed (B3). No evidence of roosting bats was identified.

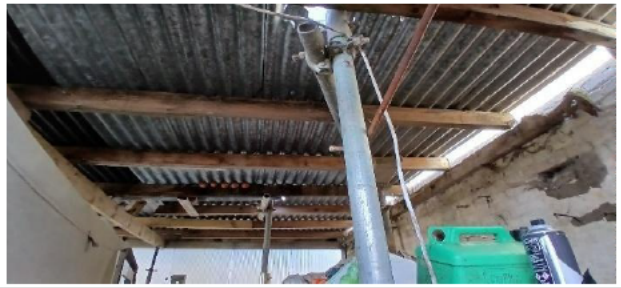
B1 Building description	***Photographs***
Summary B1 is an L-Shaped dwelling, comprising a two storey, brick-and-mortar farmhouse, with a newer single storey extension, and sunroom. The building is of heritage value, and is built of brick-and-mortar, with rendered walls on the main house. The roofs are tiles, the conservatory has a flat roof, with a plastic, waterproof membrane. There are roosting features by way of cracks in the brickwork. The building has **High habitat value**.	 

Feature	*Materials*	*Condition/description/suitability*	*Photograph(s)*
Walls	Brick-and-mortar with rendering on the main building.	**Condition/description** The main building has numerous cracks and gaps in the brickwork, particularly at the western gable, for which repairs are being requested under a listed building application. The brickwork of the single storey extension and the sun house are in good condition. There is damage to the northern gable which has been sealed with a waterproof membrane. **Suitability/access/evidence of bats** Walls of the main section of B1 present roosting opportunities and points of ingress for bats, on the western, northern, and eastern elevations. The extensions provide no roosting opportunities for bats,	  
Roof	*Tiled. Pitched and gabled. Flat roof on the sun house.*	**Condition/description** The roof of the 2-storey farmhouse is pitched and gabled. There are areas of raised tiles scattered throughout this section of the building. The roof of the extension is newer than the original house, and again is pitched and gabled with no missing or raised tiles. The glasshouse has a flat roof which is sealed with a waterproof membrane. **Suitability/access/evidence of bats** The roofs of the extension and sun house present no roosting opportunities. The roof of the main farmhouse	 

		could provide roosting opportunities for small numbers of crevice dwelling species, as well as provide ingress points to internal voids.	 
Eaves	Closed	**Condition/description** Eaves are closed with no gaps noted on the extension or sun house. From assessing the internal void, gaps were noted at the eaves region of the main farmhouse. **Suitability/access/evidence of bats** Eaves of the extension and sun house provide no roosting opportunities for bats, nor would they allow for internal access. The eaves of the main farmhouse may provide access to wall tops for crevice dwelling species, and access internally for crevice dwelling species.	
Barge boards/fascia boards	*Timber*	**Condition/description** Fascia are in a weathered condition but sit flush to the brickwork. **Suitability/access/evidence of bats** The fascia will provide roosting no opportunities for roosting.	

			
Window/doors frames and lintels	Timber and uPVC	**Condition/description** The windows and doors of the main house and extension are weathered timber, whilst the sun house has uPVC windows and doors. Windows and doors are tight fitting throughout, with no gaps. **Suitability/access/evidence of bats** Doors and windows provide no roosting opportunities for bats.	 
Internal void 1	Timber rafters and beams.	**Condition/description** **Temp: 12.9oc** **Humidity: 69.1%** The internal void is pitched and gables with timber beams and rafters. The area is windy indicating the presence of points of ingress. These can be seen via brickwork gaps at the gables and light ingress at the eaves. The lining is felt and is in good condition with no damage. The timber beams vary in age, with some original beams present. There are gaps under the beams, at the joints. The void is extremely cluttered with beams.	 

		Suitability/access/evidence of bats The loft void could provide roosting opportunities by way of numerous access points; gaps at the rafters; and by way of roof lining and wooden timbers. However, the cluttered environment created by the numerous beams is likely to reduce the habitat value for void dwelling species. No evidence of bats was found.	
Internal void 2	Timber rafters and beams.	**Condition/description** **Temp: 12.9oc** **Humidity: 69.1%** The internal void pitched and gabled and divided into two sections with a dividing brick wall. The lining is felt and is in good condition with no damage. The timber beams vary in age, with some original beams present. The older timbers have gaps and cracks present. There is damage at the southern facing gable that has been sealed with a waterproof membrane. **Suitability/access/evidence of bats** The loft void provides no roosting opportunity for bats given the lack of ingress points.	  

B2 Building description	*Photographs*
B2 B2 is a brick-and-mortar built garage/workshop, with an unlined corrugated metal roof. There are large cracks in the brickwork, too large in size to support roosting. There are timber beams inside. The thermal properties of the internal area is poor given the open environment and corrugated metal roofing. There is high light ingress and a cluttered internal environment, which will further reduce the habitat value of the area. The habitat value of B2 is **Negligible**	 
B3 Building description	***Photographs***
B3 B3 is a timber shed, with a pitched roof lined with bitumen felting. The roof is in good condition with no raised areas or damage. The timber cladding is in good condition with no raises, warps or damage. There are no roosting opportunities internally, and there is high levels of light ingress which reduces the habitat value. The habitat value of B2 is **Negligible**	 

Foreseen Impacts	**Buildings** The proposed development will result in the demolition of B2 and B3, an extension to the northern elevation of B1, and repair and enhancement works to the oldest part of the B1. No impacts to bats are foreseen from the proposed extension. The repairs and enhancements to the oldest part of B1 will see brick work repairs on the eastern gable, which could damage or destroy any roosts and injure or kill any bats present. **Foraging and commuting habitat** The proposed development will result in the loss of ~0.02ha modified grassland but given its low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. **Artificial lighting** The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
Recommendations	**Roosting habitat [Buildings]** **B1** Three bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. Three surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. Infrared cameras should also be employed as part of the survey to see where any specific roost locations are located. **B2** B2 can be dismantled by hand. Work can be started prior to phase two survey work. **B3** None. **Roosting habitat [Trees]** None.

	Foraging and commuting habitat No further surveys are required. **Artificial lighting** A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements** The installation of two bat boxes at the site will provide additional roosting habitat for bats. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
Summary of Survey Findings	**Buildings** No evidence of nesting birds was observed within the building or the site, however, the building has an abundance of lifted tiles and there are ~15 bird boxes up and around the site, all of which are suitable for nesting. **Trees and vegetation** No bird nests were identified within the trees onsite; however, they all offer nesting opportunities and nest-building resources. **Barn owls** The site does not appear to provide any suitable nesting sites for barn owls. **Overwintering birds** Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
Foreseen Impacts	**Buildings/trees** The proposed development could result in the disturbance and subsequent abandonment of active bird nests.

	Barn owls None foreseen. **Overwintering birds** None foreseen.
Recommendations	**Buildings/trees** Any building removal or works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the trees should be undertaken by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. **Barn owls** None required. **Overwintering birds** None required.
Reptiles	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. **Habitat suitability** Habitats recorded on site are assessed to provide foraging, commuting, basking and refuge opportunities for reptiles. The grassland and introduced shrubs can provide foraging and commuting opportunities for reptiles, however, it is important to note that the grassland is frequently managed and the hardstanding and buildings onsite are of limited value to reptiles. These habitats are suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. The presence of reptiles on site cannot be discounted, albeit likely limited to low numbers within the introduced shrubs.

	Wider landscape The nearby sections of the River Ouse are of elevated ecological value within the wider landscape and may lead through to further suitable habitats and in turn represent important resources for local reptile populations. These nearby habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these habitats cannot be discounted.
Foreseen Impacts	Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present. The site does not form a connective pathway or stepping stone between areas of suitable reptile habitat in the wider landscape and the development is unlikely to lead to reptile habitat fragmentation.
Recommendations	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements** The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.
Amphibians	
Summary of Survey Findings	**EPSL and survey data** A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site.

	Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). No ponds are present on site or within 500m of the site, however when reviewing the MAGIC database, two large lakes are present, bordering on the edge of 500m to the northwest and south of the site. The River Ouse runs along the entirety of the southern boundary of the site, which acts as a barrier to dispersal for GCN due to the size of the river, fish, unsuitable fast waterflow and lack of suitable egg laying locations. Common amphibians may use the river for commuting and foraging purposes; however, it is unlikely given that there is more suitable habitat further afield. **Terrestrial habitat suitability** The introduced shrubs onsite may provide foraging and sheltering opportunities for amphibians, however due to the openness and activity levels on site, it is unlikely any amphibians would remain onsite for extended periods of time.
Foreseen Impacts	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • The vegetation should be maintained at a low sward height (<5cm) for the duration of construction to deter amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	• If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements** The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. Furthermore, no evidence of foraging badgers was noted within the development area. Although the site could be considered suitable for badger sett excavation due to the ground type and grassland it is highly unlikely due to the location of the site and general activity levels onsite.
Foreseen Impacts	No works will be undertaken within 30m of a known badger sett. Vegetated grassland will be removed as part of the development, the loss of such habitats is likely to be inconsequential to local badger populations owing to the small scale of the development and their low value. However, construction activities could result in the death or injury of badgers, if present.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advise must be sought from a suitably qualified ecologist.

Riparian animals	
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. The site is considered unsuitable for riparian species due to the nature of the habitats onsite (short sward grassland and introduced shrubs), however, the site backs onto the River Ouse, which may provide optimal foraging, commuting and refuge habitat for both otters and water voles. Although highly unlikely, it is not possible to rule out otters and/or water voles commuting across the site, even if only for exploratory purposes.
Foreseen Impacts	The proposed development will not result in the loss of any riparian habitats, however, works will be undertaken within close proximity of the River Ouse running along the south boundary of the site (~38m from the location of the development), this may result in indirect effects such as pollution could occur during construction. Furthermore, construction activities could result in the death or injury of otters and/or water voles, if present.
Recommendations	**Otters** Owing to the nature of the proposed development and the low potential for impacts to otter, further otter surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A CEMP will be required prior to works commencing. • A toolbox talk will be given to contractors regarding the possible presence of otters at the site. • A pre-commencement inspection of the site will be undertaken for otters. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which otters could use. • Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that otters could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that an otter holt or den is identified, works must cease and advise must be sought from a suitably qualified ecologist.

	Water voles Owing to the nature of the proposed development and the low potential for impacts to water voles, further water vole surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which water voles could use. • Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that water voles or evidence of water voles is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Habitat suitability** There are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site. Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low. Furthermore, for isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright *et al.* 1994).
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None foreseen.

Other e.g. hedgehog	
Summary of Survey Findings	The managed vegetated grassland onsite provides sub-optimal foraging and commuting opportunities for hedgehogs; however the introduced shrubs increase the habitat value for hedgehogs.
Foreseen Impacts	Vegetated grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations due to small size of the development (<25m^2) and the low value of the grassland. However, construction could result in the death or injury of hedgehogs, if present.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map



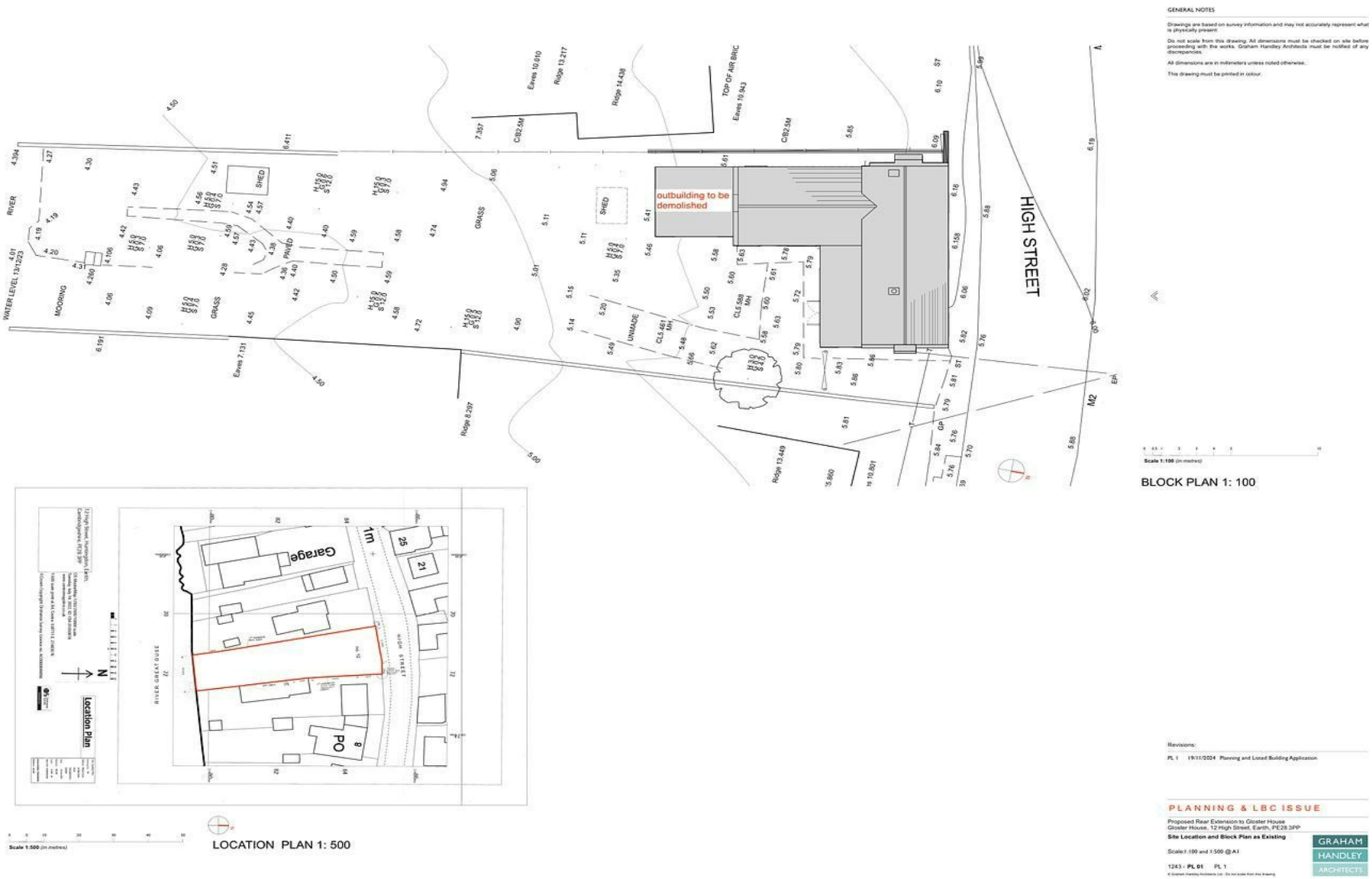
PRA map


Legend
B1 Two-Storey Farmhouse
B1 Single-Storey Extension
B1 Glass House
B2
B3
Tile Gaps
Surveyor Position
IR Position
Drawn by C.Preen on12-03-2025
Scale at A4
(not report projection)
1:400
Reproduced from GoogleEarth 2025
arbtech
0
200
400
600
800
1,000
1,200
1,400 m

Appendix 2: Location map



Appendix 3: Proposed plan




GENERAL NOTES
Drawings are based on survey information and may not accurately represent what is physically present
Do not scale from this drawing. All dimensions must be checked on site before proceeding with the works. Graham Handley Architects must be notified of any discrepancies.
All dimensions are in millimeters unless noted otherwise.
This drawing must be printed in colour.
HIGH STREET
no. 14
Ground Floor Plan
natural stone paved terrace
GRASS
PAVED
SHED
RIVER
MOORING
WATER LEVEL 13/12/23
Garden as Existing
UNMADE
POST
4.5 cubic metres of soil to be removed as flood compensation:
See Prior Associates Flood Risk Assessment
(an average of approximately 140mm depth throughout the area hatched)
All levels noted are "as existing"
Scale 1:100 (in metres)
Revisions:
PL 1 9/12/2024 Planning and Listed Building Application
PL 2 11/12/2024 Dimensions added
PLANNING & LBC ISSUE
Proposed Rear Extension
Gloster House, 12 High Street, Earith, PE28 3PP
Site Plan as Proposed
Scale:1:100 @ A1
1243 - PL 53 PL 2
GRAHAM HANDLEY ARCHITECTS

Appendix 4: Habitat Photos

u1 - Built-up areas and gardens [vegetated garden 828, bare ground 510, introduced shrubs 847, scattered trees 32]	
Figures 1 - 15: Grass, shrubs and scattered trees across the site	
	
	







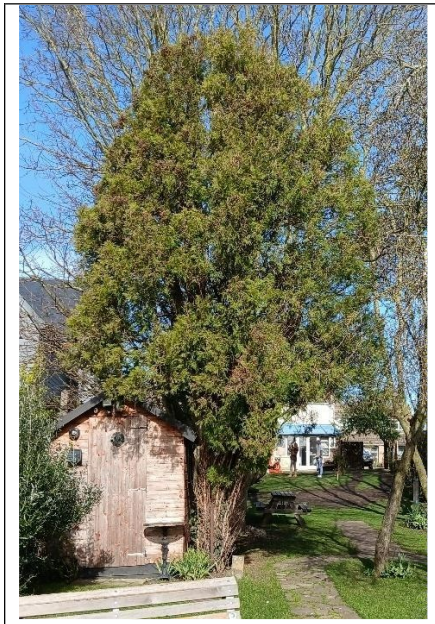
















u1b5 – Buildings

Figures 16 - 19: Main house (B1), garage (B2), shed (B3)









u1b – Developed land/sealed surface	
Figures 20 - 23: Driveway, hardstanding and paths	
	
	

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