GEOSPHERE ENVIRONMENTAL

REPORT TYPE:	Preliminary Ecological Appraisal
REPORT NUMBER:	9773,EC,PEA,LH,AS,KL,12-09-25,V1
SITE:	Houghton Hill Farm, Huntingdon, Cambridgeshire, PE28 2DH
DATE:	12/09/2025



DOCUMENT CONTROL SHEET

Report Number:	9773,EC,PEA,LH,AS,KL,12-09-25,V1
Client:	Greensons Limousins c/o ML Planning Consultancy Ltd
Project Name:	Houghton Hill Farm, Huntingdon, Cambridgeshire, PE28 2DH
Project Number:	9773,EC
Report Type:	Preliminary Ecological Appraisal
Status:	Final
Date of Issue:	12/09/2025

Issued By:

Geosphere Environmental Ltd, Brightwell Barns, Ipswich Road, Brightwell, Suffolk, IP10 0BJ.
T: 01603 298 076 / 01473 353 519. W: www.geosphere-environmental.co.uk

Confidentiality, Copyright and Reproduction:

This document has been prepared by Geosphere Environmental Ltd in connection with a contract to supply goods and / or services and is submitted only on the basis of strict confidentiality. The contents must not be disclosed to third parties other than in accordance with the terms of the contract. Geosphere Environmental Ltd accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

Time Limit of Reliance:

Please note that the reported surveys were conducted on the date(s) stated in the report and that it represents site conditions at the time of the visit. The findings and recommended mitigation are based upon these conditions. If site conditions change materially after the site survey, the original report cannot be relied upon and will need to be updated. Ecological reports can typically be relied on for 18 to 24 months from the date of survey.

VERSION RECORD

Version:	Date:	Details:	Author(s):	Reviewed By:	Authorised By:
1	12/09/25	Original version	Loren Holgate Graduate Ecologist	Ariana Segura Ecologist Alanna Cooper Principal Ecologist	Katie Linehan Technical Director of Ecology

Executive Summary

Report Description	This Preliminary Ecological Appraisal report has been prepared by Geosphere Environmental Limited for Greensons Limousins and relates to the proposed erection of a new agricultural livestock building at Houghton Hill Farm, Huntingdon, Cambridgeshire, PE28 2DH. The purpose of this report is to identify potential ecological constraints to development, particularly in relation to potential legally protected species onsite, provide recommendations, and confirm the need for further survey work if necessary.
Summary of Main Findings	The site comprises modified grassland, one building and developed land, sealed surface. The findings of the survey confirm that the habitats to be affected by the development onsite have limited potential to support, great crested newt, reptiles, hedgehog and badger. The site is not considered suitable for hazel dormouse, water vole, otter, and white-clawed crayfish.
Ecological Constraints	The constraints to development will be the removal of habitats considered to have limited suitability for amphibians, reptiles and hedgehog.
Avoidance Measures & Timings of Works to Reduce Impact	It is recommended that works are carried out under method statement to avoid impacts to GCN, reptiles and hedgehog. This approach is considered appropriate and proportionate to the risk due to the isolated area of the habitat likely to be impacted upon, the low likelihood of reptiles or GCN using the habitats onsite for terrestrial habitat, and the site being in a green risk zone for GCN. The method statement should include measures to avoid harm to GCN or reptiles by dismantling features that may be used by GCN or reptiles by hand (rubble pile and wood piles) under supervision of an Ecological Clerk of Works. This work should be completed outside of the hibernation period for GCN and reptiles, i.e. avoiding the months of November to February inclusive. Avoiding the works during this period will also avoid any potential impacts to hedgehog. The method statement should also include measures to directionally cut all vegetation prior to breaking ground to allow any animals present in the areas of grassland and tall forbs to move out of the construction area. The method statement should include timings, control measures and requirement for a pre-works toolbox talk to all site staff involved to minimise the risk of harm to GCN or reptiles, if present. Any excavations required as part of the development should be covered overnight or a suitable ramp put in place to allow animals to escape and avoid their potential entrapment. The method statement should clearly state that in the unlikely event GCN are encountered during construction, works should immediately stop, and an Ecological Clerk of Works be consulted. In this scenario, works may only recommence once a suitably licensed Ecologist has been consulted and appropriate licence application made.
Further Survey Work Required	No additional surveys are required, although a pre-commencement check to determine if badger have moved onto the site is recommended.

Conclusions	Provided the recommendations within this report are followed and the mitigation hierarchy of avoidance, mitigation, compensation, and enhancement is implemented throughout the detailed design process, potential negative effects from development on important ecological features will be negligible and the project will result in a measurable gain in biodiversity.

CONTENTS

		Page No.
EXECUTIVE SUMMARY		**3**
1.	**INTRODUCTION**	**7**
1.1	Purpose	7
1.2	Site Description	7
1.3	Proposed Development	8
2.	**LEGISLATIVE AND POLICY CONTEXT**	**9**
2.1	Current UK Legislation	9
2.2	Planning Policy	9
3.	**METHODOLOGY**	**11**
3.1	Technical Approach	11
3.2	Personnel	11
3.3	Ecological Desk Study	11
3.4	Preliminary Ecological Appraisal	12
3.4.1	Habitats and Flora	12
3.4.2	Species Assessment	12
3.5	Ecological Evaluation	13
3.6	Site-specific Limitations	14
4.	**RESULTS**	**15**
4.1	Designated Sites	15
4.1.1	Statutory Designated Sites	15
4.1.2	Non-Statutory Designated Sites	15
4.2	Habitats	16
4.2.1	Buildings	17
4.2.2	Developed Land	17
4.2.3	Grassland	17
4.2.4	Immediately Adjacent Offsite Habitats	18
4.3	Species	18
4.3.1	Species Discounted from Further Consideration	19
4.3.2	Plants	19
4.3.3	Invertebrates	20
4.3.4	Great Crested Newt	20
4.3.5	Reptiles	23
4.3.6	Birds	24
4.3.7	Bats	25
4.3.7.1	Buildings	25
4.3.7.2	Trees	26
4.3.7.3	Foraging and Commuting Habitat	27
4.3.8	Hedgehog	28
4.3.9	Badger	28

CONTENTS

		Page No.
4.3.10	Other Fauna	28
5.	**EVALUATION, CONSTRAINTS AND RECOMMENDATIONS**	**29**
5.1	Nature Conservation Sites	29
5.2	Habitats	29
5.3	Biodiversity Net Gain	29
5.4	Legally Protected and Notable Species	29
6.	**OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT**	**31**
7.	**CONCLUSIONS**	**32**

APPENDICES

APPENDIX 1 – REPORT LIMITATIONS AND CONDITIONS
APPENDIX 2 – REFERENCES
APPENDIX 3 – DRAWINGS
APPENDIX 4 – SPECIES SPECIFIC LEGISLATION
APPENDIX 5 – DESK STUDY DATA
APPENDIX 6 – SELECTED PHOTOGRAPHS AND TARGET NOTES
APPENDIX 7 – HABITAT SUITABILITY INDEX

TABLES

	Page No.
Table 1 – HSI Scores and General Assessment of Waterbodies within 500m	21
Table 2 – Birds Identified During the Survey	24
Table 3 – Bat Roost Suitability of Buildings*	26
Table 4 – Ground Level Tree Assessment	27
Table 5 – Protected Species – Ecological Constraints and Recommended Actions	30

FIGURES

	Page No.
Figure 1 – Indicative Site Boundary	7
Figure 2 – Habitat Survey Plan	16
Figure 3 – Target Notes and Species-specific Features	19
Figure 4 – Pond Locations and Natural England GCN Risk Zones	21
Figure 5 – Preliminary Roost Assessment for Buildings	25
Figure 6 - Trees Identified as Having Bat Roost Potential	26

1. INTRODUCTION

1.1 Purpose

This Preliminary Ecological Appraisal report has been prepared by Geosphere Environmental Limited for Greensons Limousins and relates to the proposed erection of a new agricultural livestock building at the site Houghton Hill Farm, Huntingdon, Cambridgeshire, PE28 2DH for which outline planning permission will be sought. The purpose of this report is to:

- Identify if important ecological features are present that may be affected by development proposals.
- Determine if further survey work is necessary, and if so, provide detailed scope for any further survey and assessment that may be required to support a planning application.
- Highlight opportunities for ecological enhancement.

Any limitations and conditions pertaining to the report are stated within Appendix 1, with a full list of technical references provided within Appendix 2.

1.2 Site Description

The site occupies an area of approximately 0.19 hectares (ha) and is located around National Grid Reference TL 29382 72648. The indicative development boundary is shown on Figure 1 below:



Figure 1 – Indicative Site Boundary

1.3 Proposed Development

The report relates to the proposed erection of a new agricultural livestock building at the site as shown in Drawing ref. ML/GG/6331 included within Appendix 3.

2. LEGISLATIVE AND POLICY CONTEXT

2.1 Current UK Legislation

The main legislation that applies to ecological issues within England and Wales is as follows:

- The Environment Act 2021 Act became law on 9 November 2021 and introduced a framework to improve and protect the natural environment, overseen by the Office for Environmental Protection. Under the Act there is a statutory duty for local authorities to create new local nature recovery strategies and a mandatory requirement for developments to achieve measurable biodiversity net gain. All planning permissions in England (subject to exemptions) must be granted subject to a biodiversity gain pre-commencement condition, requiring the approval of a biodiversity gain plan. The planning authority may only approve the biodiversity gain plan if the biodiversity value attributable to a development exceeds the pre-development biodiversity value of the onsite habitat by 10%.
- The Conservation of Habitats and Species Regulations 2017 (as amended) transposes European Union Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (formally the EC Habitats Directive) into national law. Under the regulations, public bodies have a duty in exercising their functions to provide for the protection of 'Habitats Sites' and 'European Protected Species' (EPS).
- The Wildlife and Countryside Act 1981, (WCA) (as amended) provides detail on a range of protection and offences relating to wild birds, other animals, and plants. The level of protection depends upon which Schedule of the Act the species is listed on. Licences are available for specific purposes to permit actions that would otherwise constitute an offence in relation to species.
- The Natural Environment and Rural Communities, (NERC), Act 2006 imposes an obligation on all public bodies, including local authorities, to consider whether their activities can contribute to the protection of wildlife. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England and states that: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

Species-specific conservation legislation is detailed within Appendix 4.

The reader is referred to the original legislation for definitive interpretation.

2.2 Planning Policy

The recommendations of this report are in line with the key principles of the National Planning Policy Framework (NPPF) (ref. **R.1**) and Government Circular 05/06: Biodiversity and Geological Conservation (ref. **R.2**).

Local planning policies relating to ecology are invariably based upon the conservation of species protected under the above legislation, including species and habitats of principal importance listed under Section 41 of the NERC Act 2006 and the protection of designated sites.

All these features are considered within the scope of this Preliminary Ecological Appraisal, and therefore any recommendations made herein are likely to be in line with this policy.

3. METHODOLOGY

3.1 Technical Approach

The PEA has been undertaken following guidelines provided by CIEEM's Guidelines for Preliminary Ecological Appraisal, (ref. **R.3**), and BS 42020: 2013 Biodiversity standards, (ref. **R.4**) to provide an indication of the ecological value of the site and the potential for the site to be used by protected species.

Scientific names and common names of plant species identified are as they appear in Stace, (ref. **R.5**).

The conclusions and recommendations for further works are in accordance with current legislation and guidance.

3.2 Personnel

This report was produced by Graduate Ecologist - Loren Holgate BSc (Hons), qualifying member of CIEEM, who is experienced in producing preliminary ecological appraisals and impact assessments. This report was reviewed by Ecologist - Ariana Segura BSc (Hons) MSc and Principal Ecologist, Alanna Cooper BSc (Hons) CEnv CSci C.WEM MCIEEM MCIWEM and approved by Technical Director - Katie Linehan BSc (Hons) MSc PIEMA MCIEEM, who is experienced in ecological consultancy including the production of preliminary ecological appraisals and impact assessments.

All surveyors used to establish baseline information are suitably qualified and experienced.

3.3 Ecological Desk Study

A data search was conducted of freely available biological records. The sources of information included:

- The Multi-Agency Geographic Information for the Countryside (MAGIC) online database (ref. **R.6**) was consulted to obtain geographic information on key statutory designated nature conservation sites and other ecological features of relevance to the site.
- Cambridgeshire and Peterborough Environmental Records Centre (CPERC) was contacted to provide details of legally protected species and non-statutory designated conservation sites within 2km of the site. Only records of protected species from within the last ten years are considered within this report.
- Ordnance Survey maps were used to identify ponds / ditches within 500m of the site to assess the potential for great crested newt (*Triturus cristatus*) (GCN) within the immediate vicinity of the site.

3.4 Preliminary Ecological Appraisal

The surveys used to inform the Preliminary Ecological Appraisal comprise a habitat survey and protected species scoping survey. The Preliminary Ecological Appraisal considers findings of the outcome of the survey work alongside any features highlighted by the desk study.

The site survey was undertaken on Tuesday 05 August 2025 by Loren Holgate and Ariana Segura. The weather conditions at the time of the survey were sunny and dry with a moderate breeze and an approximate temperature of 17°C.

3.4.1 Habitats and Flora

Habitats onsite were assessed in accordance with the UK Habitat Classification (ref. **R.7**) and provide a snapshot of the habitat at the time of the survey.

The frequency and cover of each species identified as they are distributed in each habitat is estimated using the DAFOR scale, (ref. **R.8**), as follows:

- Dominant – >75% cover.
- Abundant – 51-75% cover.
- Frequent – 26-50% cover.
- Occasional – 11-25% cover.
- Rare – 1-10% cover.
- Locally dominant (LD), abundant (LA) and frequent (LF) is also used where the distribution is patchy.

3.4.2 Species Assessment

The site was assessed for its suitability to support protected species and other species of conservation importance, which could pose a planning constraint. All signs and areas of habitat considered suitable for protected species or those of conservation interest, were recorded and photographed. These include burrows, droppings, footprints / paths, hairs, refuges, and particular habitat types, such as ponds, known to be used by certain class of fauna. Sites are taken in the context of their surroundings and so include the immediate environs outside of site boundaries, where appropriate.

All ponds within 500m of the site were also assessed for their suitability for GCN if the ponds were publicly accessible or if access had been granted prior to the survey. This includes a habitat suitability index (HSI) assessment (ref. **R.9**) which assesses the pond based upon a number of factors including the size, water quality, permanence, shading, presence of fish, the number of nearby ponds and macrophyte cover. A score between 0 and 1 is given; where 0 represents poor suitability and 1 represents excellent suitability.

A Daytime Bat Walkover (DBW) and external Preliminary Roost Assessment (PRA) of the buildings was undertaken to identify the suitability of the building to provide potential roost space for bats, in line with the Bat Conservation Trust (BCT) survey guidelines (ref. **R.10**) and Bat Hibernation Assessment: A Practical Approach (ref. **R.11**).

In particular, potential access points and evidence of bats were searched for. This was carried out in full daylight with the aid of binoculars to identify the following features:

- Age and structure of the building.
- Condition of the roof noting any missing, dislodged or lifted tiles that would provide entry.
- Condition of the walls, doors and windows that may also provide entry.
- Windowsills, walls, and sheltered areas are searched for bat droppings.
- Grease marks, scratch marks and urine staining around possible entry points.

All established trees that could be accessed onsite were inspected during a DBW and underwent a ground level tree assessment (GLTA) to assess their suitability, for roosting bats by identifying and classifying potential roost features (PRFs), subject to leaf cover. The categories for assessment are none or negligible, FAR (further assessment required to confirm if PRFs are present) or PRF (a tree with at least one PRF present).

Where possible, an approximation of the PRF categorisation has been provided as PRF-I (whereby the PRF is only considered suitable for individual bats either due to size or lack of suitable surrounding habitats) or PRF-M (PRF is suitable for multiple bats and may therefore be used by a maternity colony), in line with the Bat Conservation Trust (BCT) survey guidelines (ref. **R.10**).

3.5 Ecological Evaluation

The ecological evaluation detailed below is based upon CIEEM Guidelines for Ecological Impact Assessment in the United Kingdom, (ref. **R.12**).

CIEEM Guidelines state that the value or potential value of an ecological resource or feature should be determined within a defined geographical context as follows:

- On an international scale, e.g., Ramsar, Special Area of Conservation (SAC) or Special Protection Area (SPA) site.
- On a UK scale, for example a Site of Special Scientific Interest (SSSI) or a National Nature Reserve, (NNR).
- On a national scale, e.g., a reserve of importance to England / Northern Ireland / Scotland / Wales.

- On a regional scale, e.g., a local site with important regional habitats of principal importance (HoPI) or good populations species of principal importance (SoPI).
- On a county scale, e.g., a local site with a habitat that is characteristic of the county or rare on a county scale, or with local HoPI / SoPI.
- On a district scale, e.g., a site with wildlife corridors likely to improve the biodiversity of the area.
- On a local or parish scale, e.g., areas of green space in a predominantly urban environment.

The potential for protected species to use the habitats onsite contributes significantly towards the potential value of the habitats onsite.

3.6 Site-specific Limitations

No limitations were present at the time of survey.

4. RESULTS

4.1 Designated Sites

4.1.1 Statutory Designated Sites

All relevant desk study data relating to designated sites is attached in Appendix 5.

There are no designated sites within the site boundary.

Consultation of the MAGIC online interactive mapping tool confirms the presence of two internationally important statutory designations within 10km of the site boundary:

- Portholme (SAC) – 5.4km south-west of the site.
- Ouse Washes (Ramsar, SAC, SPA) – 9.6km north-east of the site.

There is one nationally important statutory designation present within a 2km search radius of the site boundary:

- Houghton Meadows (SSSI) – 660m south of the site.

The site boundary is situated within the impact risk zone of Houghton Meadows (SSSI). Certain developments can affect SSSIs depending on the nature of the proposed development. In this instance, the proposed development has been highlighted as likely meeting the 'Air Pollution' criteria requiring Natural England to be consulted, of which is described below.

Air Pollution – *Any industrial/agricultural development that could cause AIR POLLUTION (including industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 200m² & manure stores > 250 tonnes).*

4.1.2 Non-Statutory Designated Sites

CPERC has confirmed the presence of eight non-statutory designations, classified as County Wildlife Sites, within the 2km search radius:

- Houghton Grange Grassland – 481m south of the site.
- Anglian Meadows – 729m south of the site.
- Hemingford Grey Meadow – 959m south-east of the site.
- River Great Ouse – 1km south of the site.
- Houghton Meadow Pollard Willows – 1km south-west of the site.
- Hemingford Abbots Meadow – 1.2km south-west of the site.

- Hemingford Grey Gravel Pits – 1.2km south of the site.
- Holt Island – 1.6km south-east of the site.

4.2 Habitats

A search of Magic Map (ref. **R.6**) identified a habitat of principal importance, classified as deciduous woodland, near the site. This parcel of broadleaved woodland is located 69m southwest of the site and spans 2.3 ha. Connectivity from site is present from connecting linear features. The location of this habitat of principal importance is included in Appendix 3 and shown on Drawing ref. 9773,EC/001/Rev0.

The results of the habitat survey and protected species scoping survey are detailed below and annotated on Figure 2 below.

General photographs of the site, along with specific target notes are included in Appendix 6.



Figure 2 – Habitat Survey Plan

The following area-based habitat types were recorded within the indicative site boundary:

- Buildings – u1b5.
- Developed land, sealed surface – u1b.
- Grassland; neglected – g; 518.
- Modified grassland; cattle grazed – g4; 101.
- Modified grassland – g4.

Immediately adjacent offsite habitats recorded include:

- Grassland; cattle grazed – g4, 101.
- Line of trees – w; 33.

At the time of survey, it was noted the present habitats are consistent with the BNG assessment undertaken by ML Planning Consultancy Ltd.

4.2.1 Buildings

One structure (B1) was onsite at the time of survey. This was a metal storage container. This structure is discussed further in Section 4.3.7.1.

4.2.2 Developed Land

The developed land; sealed surface onsite is concrete hard standing and used for vehicular access and parking.

4.2.3 Grassland

The grassland onsite has been classified as three different parcels. North of site, the grassland is unmanaged and used to store unused agricultural equipment and building refuse, such as rubble and metal. Approximately 80% of bare ground made up this area, with established successional ruderal species, of which include abundant cock's foot (*Dactylis glomerata*); occasional fat hen (*Chenopodium album*) and rare bristly oxtongue (*Helminthotheca echioides*), common nettle (*Urtica dioica*), and black horehound (*Ballota nigra*).

Towards the west, is a parcel of modified grassland which is unmanaged. This area is assumed to be used for vehicular access due to track marks which run through the grassland from north to south, mainly

comprising frequent bare ground and some trample-tolerant species. The species composition within this parcel is influenced by surrounding arable land. The species identified here include abundant perennial rye-grass (*Lolium perenne*); occasional fat hen, knotgrass (*Polygonum aviculare*) and spear-leaved orache (*Atriplex prostrata*) and rare scentless mayweed (*Tripleurospermum inodorum*), greater plantain (*Plantago major*), white clover (*Trifolium repens*), common field speedwell (*Veronica persica*), shepherds purse (*Capsella bursa-pastoris*), common couch grass (*Elymus repens*), broad-leaved dock (*Rumex obtusifolius*), common nettle, silver weed (*Potentilla anserina*), dandelion (*Taraxacum* sp.), groundsel (*Senecio vulgaris*), bittersweet (*Solanum dulcamara*), herb-Robert (*Geranium robertianum*) and white dead nettle (*Lamium album*). Another parcel of modified grassland runs along the east boundary, this area is used to store wooden beams and has been left to grow without intervention, with successional plants growing around the piled wood. These species include abundant common nettle and rare dock (*Rumex* sp.).

Between the two parcels of modified grassland, there is a patch of modified grassland which is grazed by cattle. This area is separated by livestock fencing. The species identified within this parcel resemble the species listed within the surrounding parcels of modified grassland; however, the sward is short and even due to herbivorous pressure.

South of site, immediately offsite, is a large heap of animal manure mixed with bedding materials, such as straw. This is assumed to be frequently added to and left to rot down, due to its visible presence when using the historical imagery feature on Google Earth Pro.

4.2.4 Immediately Adjacent Offsite Habitats

Immediately surrounding the site south and west is further grassland which is grazed by cattle. At the time of survey this grassland also had a short, even sward.

Towards the northern site boundary, a line of trees is present. This linear feature is approximately 43m in length and the species identified were Leyland cypress (*Cupressus* × *leylandii*).

4.3 Species

Descriptions of the target notes (TN) and relevant photographs are included in Appendix 6. The location of target notes and other features relevant to protected or otherwise notable species is included on Figure 3 overleaf:



Figure 3 – Target Notes and Species-specific Features

4.3.1 Species Discounted from Further Consideration

Legally protected species for which there is no suitable habitat onsite include hazel dormouse, water vole, otter, and white-clawed crayfish. Water voles, otters and white clawed crayfish require areas of well-connected habitat such as wet ditches, streams, and rivers, none of which are present onsite or within the local environment.

No records were returned within the biological records for hazel dormice. This species requires large areas of well-connected woodland habitat for a population to survive which is not present on or locally to the site.

4.3.2 Plants

CPERC has returned 31 records of rare or otherwise notable plants recorded in the last 10 years within 2km of the site, no species of which are considered likely to be found within the grassland parcels onsite.

No evidence of any rare plants was noted during the site survey. All of the plant species recorded at the site are common and widespread native or naturalised species.

Given the nature of the identified habitats (i.e., themselves common and widespread) within and immediately adjacent to the proposed works areas, no notable plant species are expected within the affected areas. Therefore, plants are not considered further within the constraints section of this report.

4.3.3 Invertebrates

CPERC has returned 6 records of invertebrates recorded in the last 10 years within 2km of the site. This includes species such as cinnabar (*Tyria jacobaeae*) that could make use of the unmanaged grassland parcels present onsite.

The areas that will be impacted are of low species diversity, such as modified grassland and are unlikely to support an assemblage of rare invertebrates. The habitat onsite is only considered suitable for common and widespread invertebrates. Therefore, rare invertebrates are not considered further within the constraints section of this report.

4.3.4 Great Crested Newt

CPERC has returned 2 records of great crested newt recorded in the last 10 years within 2km of the site. The closest record to site being approximately 712m southwest. A search of Magic has identified a great crested newt licence return in 2014, south of Houghton Road in St Ives, likely associated with a pond 560m southeast of the site in 2014, that confirmed GCN presence, and a return recorded in 2015 RAF Wyton likely associated with a pond 1700m northwest of the site confirmed presence in 2015.

Four ponds are located within 500m of the site, referenced ponds P1 to P4 and shown on Figure 4 overleaf. Only one pond is located within 250m of the site. The site is located within a Natural England green risk zone for GCN (Figure 4). Green risk zones contain sparsely distributed GCN and are less likely to contain important pathways of connecting habitat for this species.

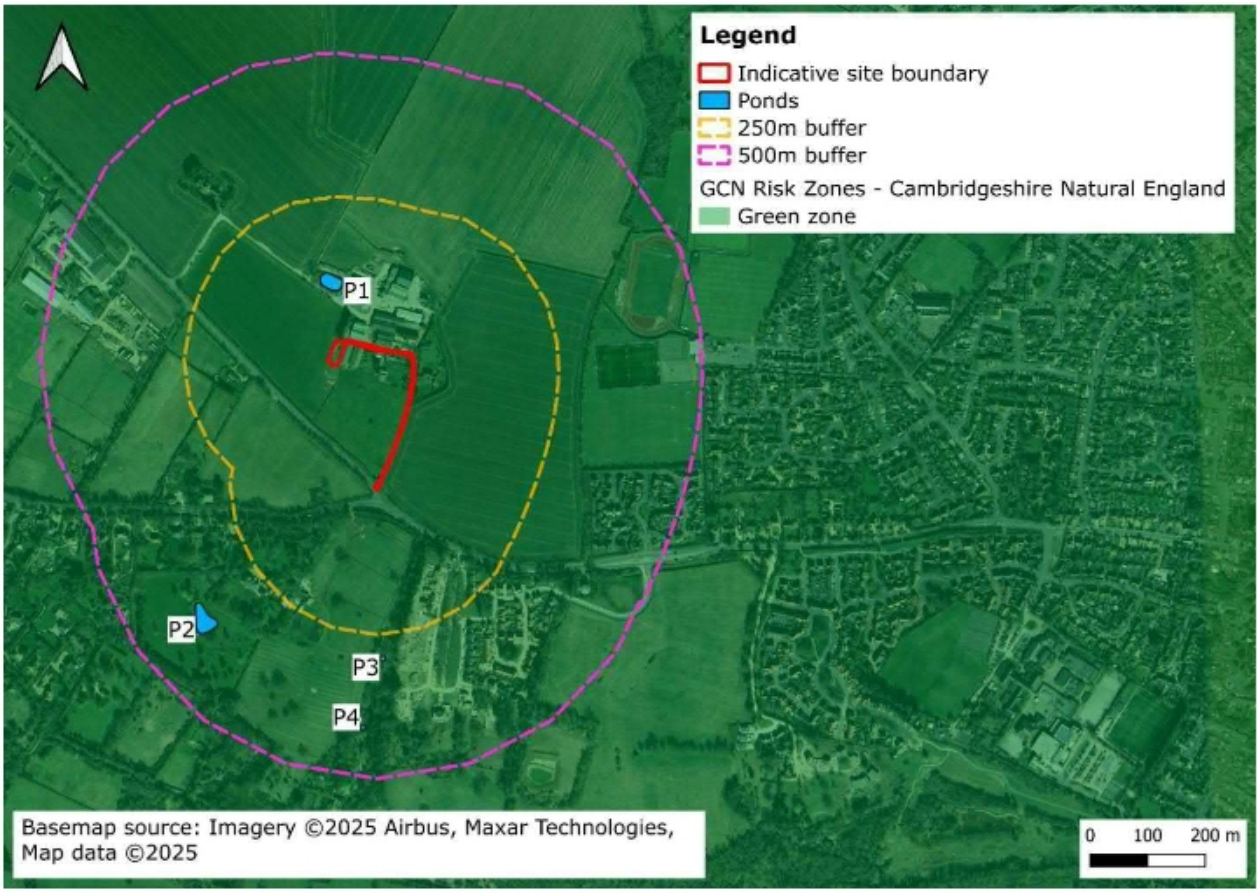


Figure 4 – Pond Locations and Natural England GCN Risk Zones

Pond P1 was accessible. Ponds P2, P3 and P4 were not accessible, due to being situated within private land. A Habitat Suitability Index (HSI) assessment was undertaken where access was possible to assess the suitability of the pond to support great crested newt. A score between 0 and 1 is given; where 0 represents poor suitability and 1 represents excellent suitability. Where access is not possible, an assessment is made based on review of aerial maps and professional judgement to provide comment on the potential of GCN to be present. The results are provided in Appendix 7 and summarised in Table 1 below:

Table 1 – HSI Scores and General Assessment of Waterbodies within 500m

Pond	Distance from Site	Connected or Separated from Site	Pond Size (m^2)	HSI Score	Pond Suitability for Great Crested Newts
1	86m north	Connectivity to site is poor, however opportunities are present due to the short distance from site. Only a narrow farm track separates the pond from the cattle grazed grassland immediately adjacent to site. The line of trees to the north offsite, provides some commuting habitat.	845	**0.82 - Excellent**	**Excellent** based on HSI and considered suitable based on professional judgement. This pond has a variety of submerged vegetation and little evidence of waterfowl damage. The terrestrial habitat which surrounds the pond is suitable, however it is limited due to the hardstanding creating an island effect. This pond is also isolated, with no further ponds within a 500m radius.

Table 1 – HSI Scores and General Assessment of Waterbodies within 500m

Pond	Distance from Site	Connected or Separated from Site	Pond Size (m^2)	HSI Score	Pond Suitability for Great Crested Newts
					Considering these factors, GCN are less likely to be present due to the isolated nature of the pond.
2	287m south	Separated from the site by the A1123 road.	68	**Not assessed**	Satellite imagery was utilised to assess the suitability of this habitat. This pond is situated within an area of scrub and woodland, which provides suitable terrestrial habitat. The pond is not assumed to be a fishing pond. Additionally, two other ponds are situated within a 300m radius. Considering these factors, this pond is suitable for GCN.
3	361m south-west	Separated from the site by the A1123 road.	257	**Not assessed**	Satellite imagery was utilised to assess the suitability of this habitat. This pond is situated within grassland and scattered trees. This grassland looks to be maintained as amenity grassland which is less suitable for GCN. However, vegetation is present along the sides of the pond which offers breeding opportunities. Additionally, two other ponds are situated within a 300m radius. Based on these factors, this pond is likely suitable for GCN.
4	407m south	Separated from the site by the A1123 road.	63	**Not assessed**	Satellite imagery was utilised to assess the suitability of this habitat. This pond is situated within an area of scrub and woodland, which provides suitable terrestrial habitat. The pond is not assumed to be a fishing pond. Additionally, two other ponds are situated within a 300m radius. Considering these factors, this pond is suitable for GCN.

The grassland onsite comprises an uneven sward of frequently managed modified grassland with areas of bare ground. Although the sward was uneven at the time of the survey, due to the areas of bare ground observed it does not provide cover suitable for resting or commuting GCN. Along the eastern boundary,

areas of piled wood amongst successional tall forbs provides some limited cover and protection from weather elements for this species.

There is also an area of unmanaged grassland where a rubble pile is present. Although this can also provide some hibernating opportunities, the likelihood of this being used by GCN is low due to the small extent of materials present and surrounding bare ground.

There is regular human disturbance present onsite, highlighted by the vehicle track marks observed running through the grassland and the presence of livestock fencing which is likely maintained.

The heap of rotting manure, south of site (immediately offsite), is considered to offer some suitable hibernating habitat, however this is relatively isolated as there is limited vegetation to provide cover for commuting. This will remain undisturbed as part of the works.

No breeding habitat is present onsite. However there is one pond within 250m of the site that is considered suitable for breeding GCN. Due to the isolated nature of this pond, and the low suitability of habitats within the development area for GCN, the likelihood of GCN being onsite is considered to be low. However, considering this pond is less than 100m of the site, and the desk study has identified records of GCN in the local area, the potential presence of GCN onsite cannot be discounted.

4.3.5 Reptiles

CPERC has returned 2 records of reptiles recorded in the last 10 years within 2km of the site. Records include grass snake (*Natrix helvetica*). The closest grass snake was recorded 712m from the site.

As mentioned within Section 4.3.4, the grassland onsite comprises an uneven sward with areas of bare ground. Although the sward is uneven, due to the bare ground it provides limited patches of cover suitable for foraging and commuting reptiles. The strip of unmanaged grassland along the eastern boundary provides more cover and more opportunities for foraging reptiles, as well as some hibernation habitat within the piles of wood and tall forbs present. No breeding opportunities are present onsite within the area to be affected by the development. Connectivity to site from the wider area is poor due to the extent of arable land surrounding the site.

Grass snakes have a strong swimming ability and utilise waterbodies as a foraging resource. Considering the connectivity, close proximity and quality of the offsite pond, there is an increased likelihood of grass snake opportunistically utilising the habitat onsite.

The heap of rotting manure, south of site (immediately offsite), is considered to offer suitable breeding habitat for reptiles, as well as hibernating opportunities. However, this feature is relatively isolated as there

is limited vegetation to provide cover for commuting. This feature will not be affected by the proposed development.

4.3.6 Birds

CPERC has returned 56 records of birds recorded in the last 10 years within 2km of the site. This includes species such as starling (*Sturnus vulgaris*) that could make use of the grassland present onsite.

Table 2 below, shows the species of birds that were noted during the survey.

Table 2 – Birds Identified During the Survey

Common Name	Scientific Name	Status*	Location Notes
Carrion crow	*Corvus corone*	Green	Heard calling.
Collared dove	*Streptopelia decaocto*	Green	Fly over.
Green woodpecker	*Picus viridis*	Green	Heard calling.
House martin	*Delichon urbicum*	**Red**	Using buildings offsite and foraging by site.
House sparrow	*Passer domesticus*	**Red / SOPI**	Using buildings offsite.
Red kite	*Milvus milvus*	Green	Fly over.
Magpie	*Pica pica*	Green	Heard calling.
Pied wagtail	*Motacilla alba*	Green	Foraging on grassland onsite.
Barn swallow	*Hirundo rustica*	Green	Using buildings offsite and foraging by site.
Woodpigeon	*Columba palumbus*	**Amber**	Fly over.

Status abbreviations:
Red / Amber / Green: Birds of Conservation Concern 5 (BoCC 5) status (ref. **R.13**)
SOPI: species of principal importance, listed on section 41 of the NERC Act 2006
Sch 1: protected species listed on schedule 1 of the WCA 1981 as amended

The grassland onsite offers value to foraging birds for common and widespread species. One structure is present onsite, although this provides no suitable habitat for nesting birds. Additionally, there are no trees or hedgerows onsite to provide any nesting habitat. The grassland is considered important for birds on a local scale.

House martin were noted during the survey foraging within the grassland onsite and immediately offsite. House martin nests were also noted along the underside of the fascia of one building immediately offsite. The location of these nests are included as a target note and shown on Figure 3.

At the time of survey, the grassland onsite was considered unsuitable for ground nesting birds, due to the inconsistent tussocky nature of the grassland sward, areas of existing bare ground as well the surrounding

numerous vantage points for potential predators. Additionally, the habitat immediately offsite was considered unsuitable for ground nesting birds due to the maintained short sward from active cattle grazing.

Immediately offsite, along the east, a barn is present. This barn is not considered suitable for barn owl (*Tyto alba*) as this barn is in frequent use and single-skinned, with no cavities present.

There is no habitat within the development area that is considered likely to be used by breeding birds, and the habitat has very limited suitability for foraging birds. Therefore, birds are not considered further within the constraints section of this report.

4.3.7 Bats

CPERC has returned 30 records of bats recorded in the last 10 years within 2km of the site. Records include soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*), Nathusius's pipistrelle (*Pipistrellus nathusii*) and brown long-eared bat (*Plecotus auritus*).

4.3.7.1 Buildings

The buildings subject to a preliminary roost assessment are referenced as shown on Figure 5 below:

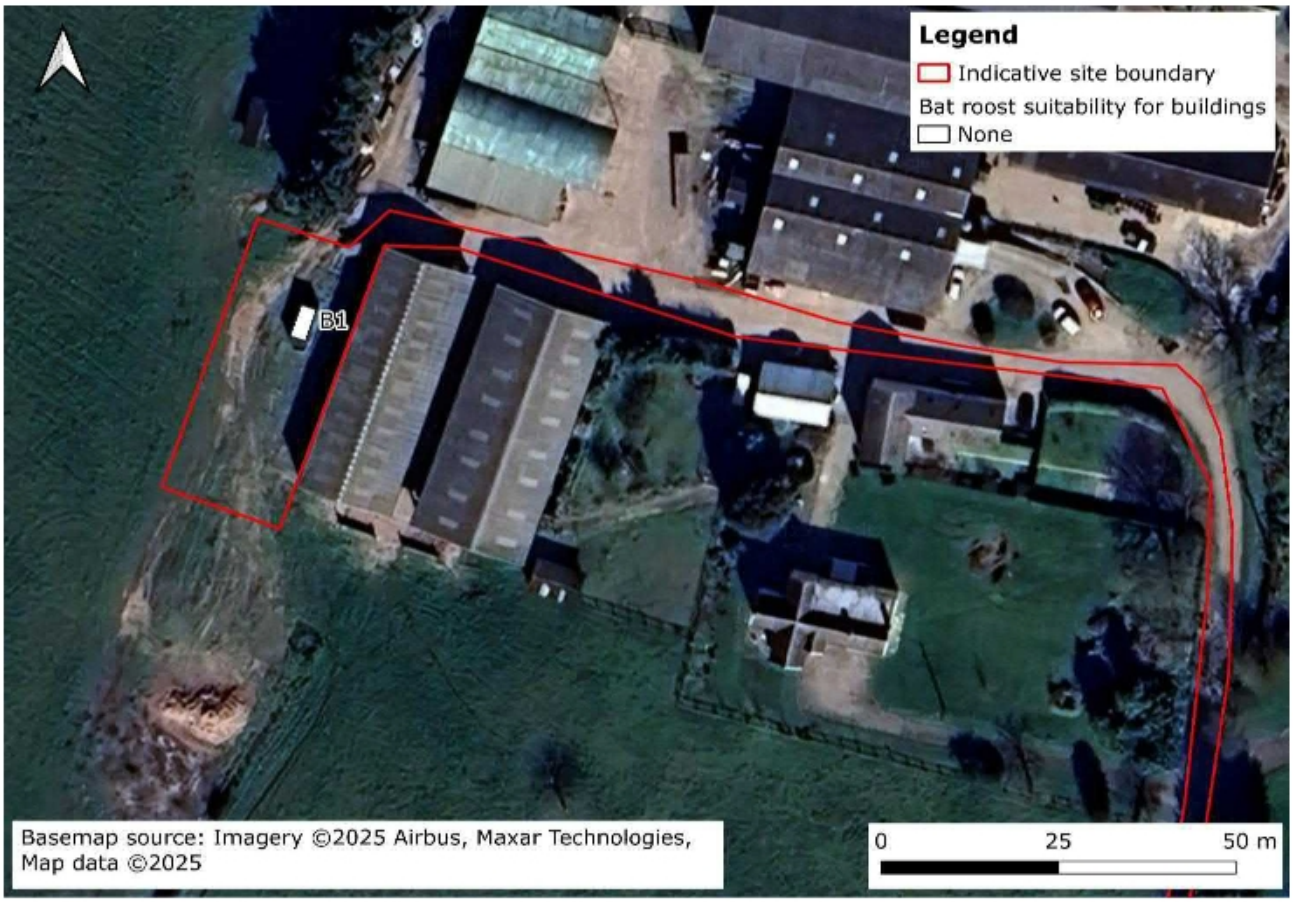


Figure 5 – Preliminary Roost Assessment for Buildings

Details of the building onsite and its suitability are provided in Table 3 below:

Table 3 – Bat Roost Suitability of Buildings*

Ref. No.	Building Description	Potential Roost Feature	Summer Bat Roost Suitability**	Hibernation Suitability***
B1	Relatively modern, metal storage container. Metal sides and flat metal roof.	This structure is fully sealed and provides no potential roosting features for bats.	None	None

*Based upon external PRA unless stated otherwise

** **Summer bat roost suitability is defined as follows:**
- **None:** There are no potential roost features.

*** **Hibernation suitability is defined as follows:**
- **None:** There are no potential roost features.

The buildings onsite have no suitability for roosting bats, therefore roosting bats in buildings are not considered further in this report.

4.3.7.2 Trees

No trees were present onsite at the time of survey. However, two trees were noted immediately offsite with suitable features confirmed. The species identified were *Prunus* sp. and ash (*Fraxinus excelsior*). The location of these trees is shown on Figure 6 below:



Figure 6 - Trees Identified as Having Bat Roost Potential

Selected photographs of the scoping survey are included in Appendix 6 and details of the potential roost features identified in these trees and their suitability are provided in Table 4 below:

Table 4 – Ground Level Tree Assessment

Ref. No.	Species	Potential Roost Feature / Direction and Height on Tree	Photograph Reference in Appendix 6	Summer Bat Roost Suitability: NONE, FAR, PRF, PRF-I, PRF-M
T1	*Prunus* sp.	Alive, semi-mature tree. Approximately 6m in height. The cambium layer of the tree is rotten and has created a large opening, exposing the inside of the tree, in the middle of the main stem, approximately 1.5m above ground level. It is considered likely this gap continues upwards within the tree and is thought to large enough to hold a maternity roost.	7	PRF-M
T2	Ash	Alive, mature tree. Approximately 10m in height. The cambium layer of the tree is rotten and has created a large opening, exposing the inside of the tree, in the middle of the main stem, approximately 1.5m above ground level. It is considered likely this gap continues upwards within the tree and is thought to large enough to hold a maternity roost.	8	PRF-M

Abbreviations / Notes:

PRF-M: suitable for multiple bats and may therefore be used by a maternity colony

These trees are to be retained and not be affected by the development proposals. Therefore, roosting bats in trees are not considered further in this report.

4.3.7.3 Foraging and Commuting Habitat

There are limited foraging opportunities available for bats onsite. The site comprises a small area of modified grassland with areas of bare ground and no trees or hedgerows present. A line of trees is present immediately offsite, towards the north, however this feature is non-native and is fragmented from other linear features. Thus, this site is not considered sufficient to support bats of high conservation status.

The connectivity of the site with surrounding suitable habitats is also not optimal as it is surrounded by arable land. Towards the south of site within the wider area, more suitable habitat exists where parcels of woodland are present with connecting linear features. It is considered likely foraging and commuting bats would utilise this habitat instead of the suboptimal habitat onsite. However, a small amount of uncertainty remains in order to account for non-standard bat behaviour and as such, the habitats onsite have been classified as negligible for foraging and commuting bats.

Therefore, foraging and commuting bats are not considered further in this report.

4.3.8 Hedgehog

CPERC has returned 1 record of hedgehog (*Erinaceous europaeus*) recorded in the last 10 years within 2km of the site.

The site provides suitable foraging habitat for hedgehog in the grassland. Some suitable nesting and hibernating habitat are present within the unmanaged grassland along the eastern boundary onsite.

Connectivity from the wider area is present, although suboptimal due to the extent of surrounding arable land and nearby roads, such as the A1123, which may hinder commuting.

4.3.9 Badger

No evidence of badger was found onsite; however, the grassland provides some suitable foraging habitat. Biological records confirm the presence of this species in the surrounding area and connectivity onto site exists.

4.3.10 Other Fauna

No evidence of other fauna was noted at the time of survey.

5. EVALUATION, CONSTRAINTS AND RECOMMENDATIONS

5.1 Nature Conservation Sites

The desk study identified one nature conservation site with statutory designation and eight non-statutory designated nature conservation sites within 2km radius of the site. Two internationally protected sites, Portholme (SAC) and Ouse Washes (Ramsar, SAC, SPA) were also noted within 10km.

The development site does not contain any habitats which could support the important species associated with either the statutory or non-statutory sites and there is no potential habitat connectivity between the site and the statutory sites.

However, the site is situated within the impact risk zone for Houghton Meadows SSSI. Due to the agricultural nature of the proposed development and the likelihood of this development exceeding 500m^2 floorspace, this meets the criteria of a project where Natural England should be consulted to determine if there is potential for this development to negatively impact Houghton Meadows through increased air pollution. Therefore, it is recommended that Natural England should be consulted for advice on the nature of any potential impacts and how these might be avoided or mitigated.

5.2 Habitats

There are no ecological constraints regarding general habitats onsite as the habitats encountered are generally of low distinctiveness and limited ecological value.

5.3 Biodiversity Net Gain

The proposed development is subject to the statutory requirement to achieve 10% biodiversity net gain. A BNG assessment was previously undertaken in September 2024 by ML Planning Consultancy Ltd using the small sites metric (ref. **R.14**). The small sites metric states the habitat classification was valid until March 2025. However, we confirm that the baseline habitats recorded in the BNG small sites metric are consistent with the updated survey carried out by Geosphere Environmental, so the habitat classification as detailed in the submitted small sites metric is considered to still be valid at the time of writing.

5.4 Legally Protected and Notable Species

The ecological evaluation for protected species is detailed Table 5 overleaf.

Table 5 – Protected Species – Ecological Constraints and Recommended Actions

Ecological Constraint / Receptor	Biological Records Within 2km	Value of Supporting Feature	Potential Impact / Effect	Recommended Actions (Avoidance /mitigation / compensation Measures and Recommendations for Further Works)	Timing Restrictions
Great crested newt (GCN)	Yes	The piled wood and rubble pile onsite are considered suitable hibernation habitat for GCN. One pond less than 100m from the site has habitat connectivity with the site is considered suitable breeding habitat for GCN. The likelihood of GCN using the site as terrestrial habitat is low but cannot be discounted.	Loss of GCN terrestrial / hibernation habitat. Destruction of a GCN resting place. Death or injury of GCN.	Given the area size, habitats present and regular disturbance of the site, it is recommended that works are carried out under method statement to avoid impacts to GCN, reptiles and hedgehog. This approach is considered appropriate and proportionate to the risk due to the isolated area of the habitat likely to be impacted upon, the low likelihood of reptiles or GCN using the habitats onsite for terrestrial habitat, and the site being in a green risk zone for GCN. The method statement should include measures to avoid harm to GCN or reptiles by dismantling features that may be used by GCN or reptiles by hand (rubble pile and wood piles) under supervision of an Ecological Clerk of Works. This work should be completed outside of the hibernation period for GCN and reptiles, i.e. avoiding the months of November to February inclusive. Avoiding the works during this period will also avoid any potential impacts to hedgehog. The method statement should also include measures to directionally cut all vegetation prior to breaking ground to allow any animals present in the areas of grassland and tall forbs to move out of the construction area. The method statement should include timings, control measures and requirement for a pre-works toolbox talk to all site staff involved to minimise the risk of harm to GCN or reptiles, if present. Any excavations required as part of the development should be covered overnight or a suitable ramp put in place to allow animals to escape and avoid their potential entrapment. The method statement should clearly state that in the unlikely event GCN are encountered during construction, works should immediately stop, and an Ecological Clerk of Works be consulted. In this scenario, works may only recommence once a suitably licensed Ecologist has been consulted and appropriate licence application made. The method statement should be secured through implementation of a Construction Environmental Management Plan (CEMP). It is recommended the method statement is submitted to the LPA for approval prior to clearance of vegetation, piled wood and the rubble pile within the red-line boundary.	N/A
Reptiles	Yes	The piled wood and tall forbs along the eastern boundary onsite are considered suitable foraging and hibernation habitat for reptiles.	Reduction in breeding / foraging / hibernation habitat for reptiles. Injury of reptiles.		
Hedgehog	Yes	The grassland offers foraging opportunities. The tall forbs along the eastern boundary onsite offer some nesting and hibernation habitat.	Potential injury/death of hedgehog when dismantling hibernation habitat		
Badger	Yes	No badger setts or foraging signs were identified within the site during the habitat survey; however, this species could move onto site at any time if badger are present in the local area.	N/A – at present	Prior to any construction works the site should be checked by an Ecologist to ensure that badgers have not inhabited the site since the original survey visit. All open excavations should be covered overnight to prevent entrapment of badgers or other mammals during development.	None - pre-construction check can be undertaken anytime.

6. OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT

Due to the nature of the size and scale of the proposed development, limited opportunities exist for the provision of ecological enhancements onsite. Biodiversity enhancements have been included within the BNG assessment undertaken by ML Planning and Consultancy Ltd and detail the addition of 30 trees to be planted onsite in line with the submitted biodiversity net gain metric.

7. CONCLUSIONS

The desk study has highlighted that Natural England should be consulted due to the proximity of the site to Houghton Meadows (SSSI), 660m south of the site. In this instance, the proposed development has been highlighted as likely meeting the 'Air Pollution' criteria requiring Natural England to be consulted, of which is as follows: *"Any industrial/agricultural development that could cause AIR POLLUTION (including industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 200m² & manure stores > 250 tonnes)."* Therefore, it is recommended that Natural England should be consulted for advice on the nature of any potential impacts and how these might be avoided or mitigated.

None of the habitats that occur within the survey area are of local significance or above. The habitats encountered are ubiquitous and of low distinctiveness.

The findings of the habitat survey and protected species scoping survey confirm that the habitats onsite to be affected by the development have limited potential to support great crested newt, reptiles, hedgehog and badger. The recommendations within section 5.4 of this report should be implemented to reduce the potential impact on protected species.

No additional surveys are required, although a pre-commencement check to determine if badger have moved onto the site is recommended.

It is recommended that a Construction Ecological Management Plan (CEMP) is required as a condition of a successful planning application to avoid or minimise effects on protected species.

The proposed development is subject to the statutory requirement to achieve 10% biodiversity net gain. A BNG assessment was previously undertaken in September 2024 by ML Planning Consultancy Ltd. The updated survey completed by Geosphere have confirmed the baseline habitats as described in the metric.

Provided the recommendations within this report are followed and the mitigation hierarchy of avoidance, mitigation, compensation, and enhancement is implemented throughout the detailed design process, potential negative effects from development on important ecological features will be negligible and the project will result in a measurable gain in biodiversity.

APPENDICES

Appendix 1 – Report Limitations and Conditions

General Limitations and Exceptions

This report was prepared solely for our Client for the stated purposes only and is not intended to be relied on by any other party or for any other use. No extended duty of care to any third party is implied or offered. Third parties should not rely on the facts, matters or opinions set out in this report without the express written permission of Geosphere Environmental Ltd.

Geosphere Environmental Ltd does not purport to provide specialist legal advice.

The Executive Summary, Conclusions and Recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon until considered within the context of the whole report.

Interpretations and recommendations contained within the report represent our professional opinions, which were arrived at in accordance with currently accepted industry practices at the time of reporting and based upon current legislation in force at that time.

Ecology Limitations and Exceptions

Any limitations associated with the report will be stated. The consequences of any limitations, findings and / or recommendations in the report are made clear in line with CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine, Chartered Institute of Ecology and Environmental Management, Winchester, and BSI (2013) BS 42020:2013 Biodiversity – 'Code of practice for planning and development'.

This report is prepared and written in the context of the proposals stated in the introduction to this report and should not be used in a differing context.

The wildlife and habitats present on any site are subject to change over time. Surveys of this kind can have limited validity, with the possibility of behaviour patterns and territory boundaries varying over time, due to the dynamics of adjacent populations.

New information, improved practices, and legislation may necessitate an alteration to the report in whole or in part after its submission. Therefore, with any change in circumstances or after the expiry of one year from the date of the report, the report should be referred to us for re-assessment and, if necessary, re-appraisal.

It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment.

The scoping survey does not assess the presence or absence of a species but is used to assess the potential for habitat to support them. Additional surveys may be recommended if, based on the preliminary assessment or during subsequent surveys, it is considered reasonably likely that protected species may be present.

If bats or any other European protected species are found to be present onsite, and the proposed activities will cause disturbance or destruction of a roost site then this report will only summarise the potential requirements. For works to continue a detailed mitigation plan with appropriate compensation measures would be required and a development licence would need to be sought from Natural England.

This survey does not constitute an invasive species survey and should not be treated as such.

Owing to seasonal variances and prevailing weather, conditions may sometimes be sub-optimal for surveying, and this may delay or disrupt planned survey programmes. If applicable, full details are given in the report.

Geosphere Environmental Ltd may not be aware of information that could be held by other organisations or individuals, and it is always possible for features of nature conservation interest to be unrecorded during surveys.

Scientific survey data will be shared with local biological records centre in accordance with the CIEEM professional code of conduct.

Appendix 2 – References

R.1. Department for Levelling Up, Housing and Communities (2025) National Planning Policy Framework (NPPF). https://www.gov.uk/government/publications/national-planning-policy-framework--2

R.2. ODPM (2005) Government Circular: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system.

R.3. CIEEM, (2017). Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

R.4. BSI (2013) BS 42020:2013 Biodiversity – Code of practice for planning and development. BSI Standards Limited 2013.

R.5. Stace, C. A. (2019). New Flora of the British Isles (fourth edition), C&M Floristics.

R.6. Magic (August 2025) Site Check Report. www.magic.gov.uk.

R.7. Butcher, B., Edmonds, R., Norton, L., and Treweek, J. (2023) The UK Habitat Classification Version 2.0 at http://www.ukhab.org/

R.8. Goldsmith, B. (1991). Monitoring for Conservation and Ecology, Chapman & Hall.

R.9. Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the great crested newt (Triturus cristatus). Herpetological Journal 10 (4), 143-155.

R.10. Collins, J (ed) (2023). 'Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th Edition.' Bat Conservation Trust, London.

R.11. Neil Middleton (08/10/2019). Assessing Sites for Hibernation Potential. A Practical Approach including a Proposed Method and Supporting Notes. Draft/V2.2019

R.12. CIEEM (April 2024) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.3. Chartered Institute of Ecology and Environmental Management, Winchester.

R.13. Stanbury A. et. al. (2021). The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands, and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. British Birds 114: 723-747. Available online at https://britishbirds.co.uk/content/status-our-bird-populations

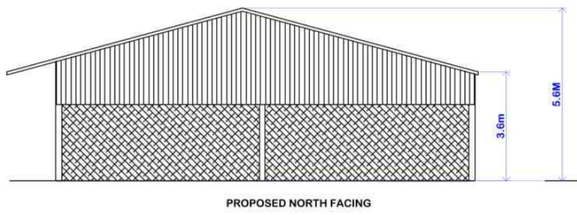
R.14. Department for Environment, Food & Rural Affairs. (21 February 2025). Statutory biodiversity metric tools and guides. https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

R.15. Institution of Lighting Professionals (2023) Bats and artificial lighting at night – Guidance Note 08/23

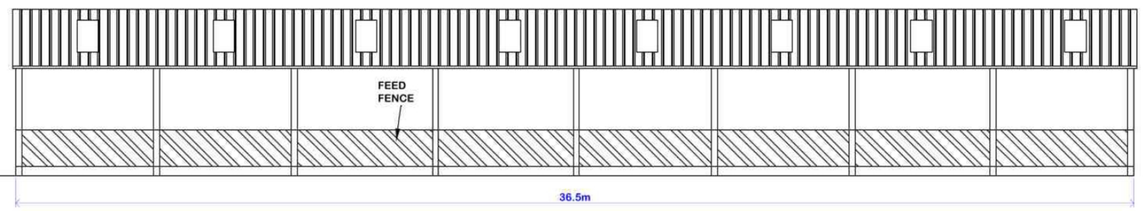
Appendix 3 – Drawings

Agricultural Livestock Building Location - Drawing ref. ML/GG/6331

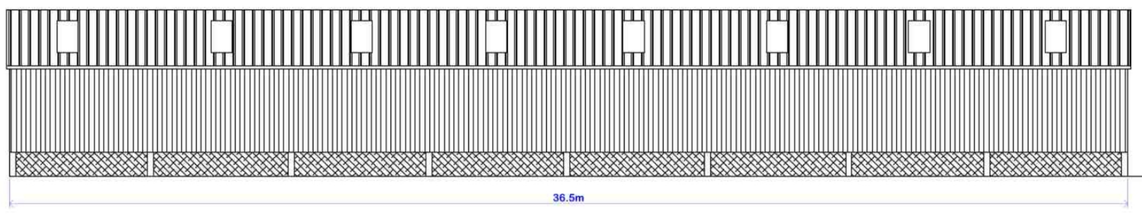
Priority Habitat Map - Drawing ref. 9773,EC/001/Rev0



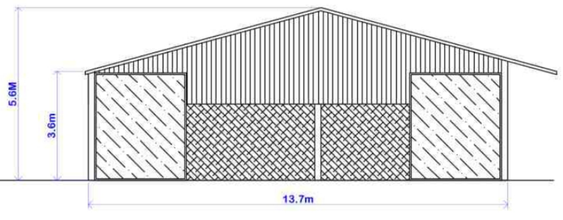
PROPOSED NORTH FACING



PROPOSED EAST FACING



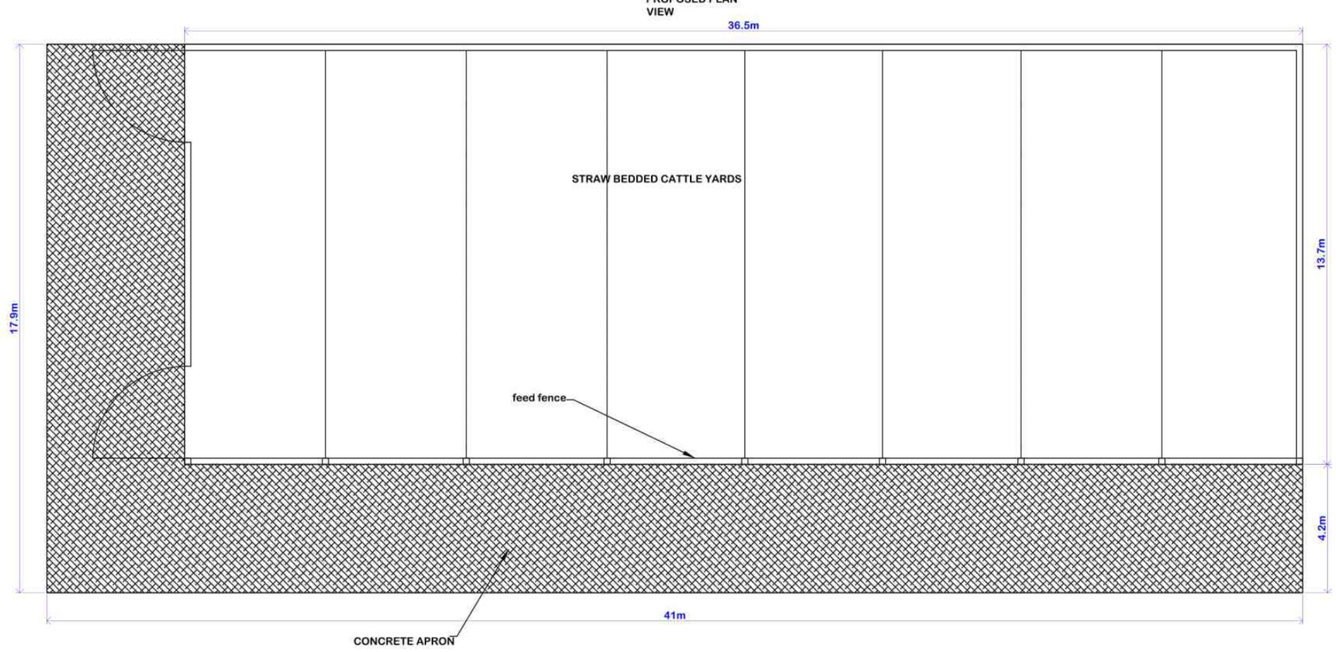
PROPOSED WEST FACING



PROPOSED SOUTH FACING

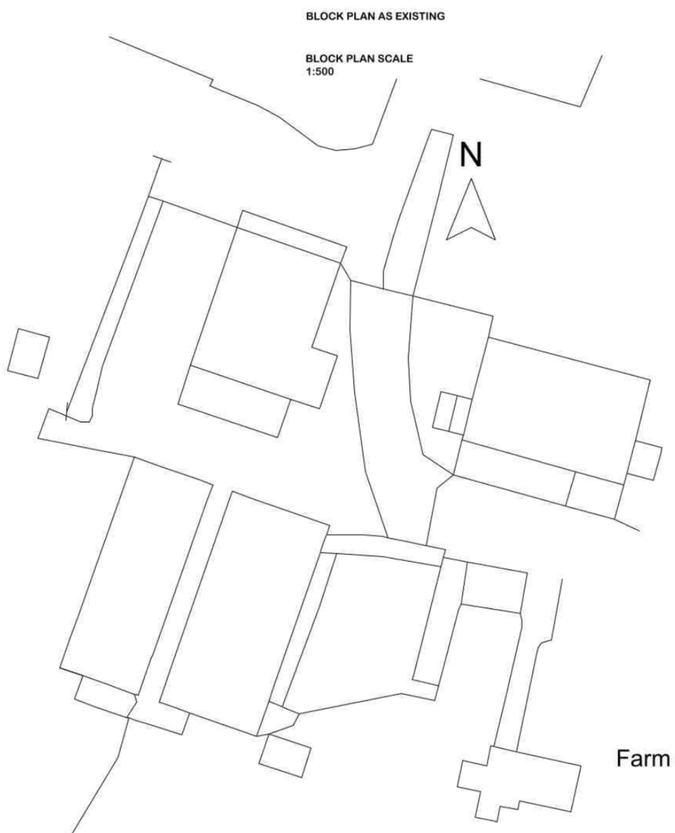
MATERIALS:- ROOF IN NATURAL GREY PROFILE 6 CEMENT FIBRE SHEETS
WITH GRP ROOFLIGHTS
WALLS IN TANALIZED TIMBER YORKSHIRE BOARDS AND CONCRETE PANELS
DOORS IN FLAT TIN SHEETS

PROPOSED PLAN
VIEW



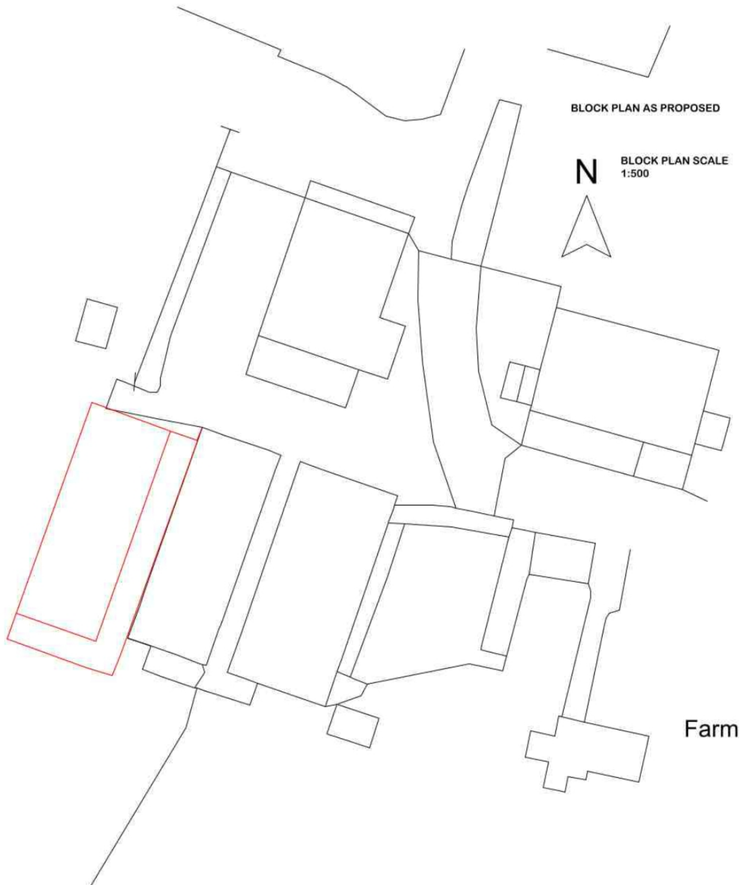
BLOCK PLAN AS EXISTING

BLOCK PLAN SCALE
1:500



BLOCK PLAN AS PROPOSED

BLOCK PLAN SCALE
1:500



DRAWN BY:

Planning Consultancy Ltd

Office A, Bradley Hill Farm
Claughton-on-Brock, Preston. PR3 0GA
Telephone 01995 640135
Mobile 07813 296 287
e-mail: mel@mlplanning.org

CLIENT: MR GUY GREEN

PROJECT:AGRICULTURAL LIVESTOCK BUILDING
LOCATION

Houghton Hill Farm
Huntingdon
Cambridgeshire
PE28 2DH

DATE: 31st OCTOBER 2024
DWG NO. ML/GG/6331

SCALE: 1:100 & 1:500

A0



Legend

Indicative site boundary

Priority Habitats - Natural England

Deciduous woodland

GEOSPHERE ENVIRONMENTAL

Project

Houghton Hill Farm, Huntingdon, Cambridgeshire, PE28 2DH

Drawing Title

Priority Habitat Map

Drawing Number

9773,EC/001/Rev0

Date

05/08/2025

Author / Checked By

LH / AS

Source

Basemap source: Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025

Appendix 4 – Species Specific Legislation

Introduction

This is a summary only. The reader is referred to the original legislation for definitive interpretation.

Badger

The Protection of Badgers Act 1992 exists for welfare reasons, to protect badgers from cruelty. Under the act it is a criminal offence to wilfully kill, injure, take, possess, or cruelly ill-treat a badger, or to attempt to do so, or to intentionally or recklessly interfere with a sett.

Bats

All bat species are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. It is illegal to kill or injure bats, cause disturbance at their resting places or to block access to, damage or destroy their roost sites.

Great Crested Newts

Great crested newts are protected under the Wildlife and Countryside Act 1981 (as amended) Section 5 and the Conservation of Habitats and Species Regulations 2017. It is illegal to intentionally or deliberately kill, injure or capture great crested newts or intentionally, deliberately, or recklessly damage or destroy their breeding and resting places or obstruct access to their place of shelter or protection.

Reptiles

Common reptiles include slow-worm, adder, grass snake, and common lizard. These are protected under the Wildlife and Countryside Act 1981 (as amended) Schedule 5, Sections 9 (1) & 9 (5) only. It is illegal to kill or injure them.

It is not illegal to capture, disturb or to damage their habitats. However, the reptiles themselves are protected so any works to damage their habitat could risk causing harm to reptiles and hence could be illegal.

Rare reptiles which include sand lizard and smooth snake are restricted to a few locations in Britain and are fully protected under the Wildlife and Countryside Act 1981 (as amended) Schedule 5, Section 9 and the Conservation of Habitats and Species Regulations 2017. It is illegal to kill, injure or intentionally disturb them whilst occupying a 'place used for shelter or protection' and destruction of these places.

Appendix 5 – Desk Study Data

Designated Sites Map

for Geosphere Environmental Ltd

Wyton on the Hill

1:25,000

23rd July 2025

CPERC
The Manor House
Broad Street
Cambourne
Cambridgeshire
CB23 6DH

CPERC
CAMBRIDGESHIRE & PETERBOROUGH
ENVIRONMENTAL RECORDS CENTRE



Search Area

Supplied Grid Reference

SSSI

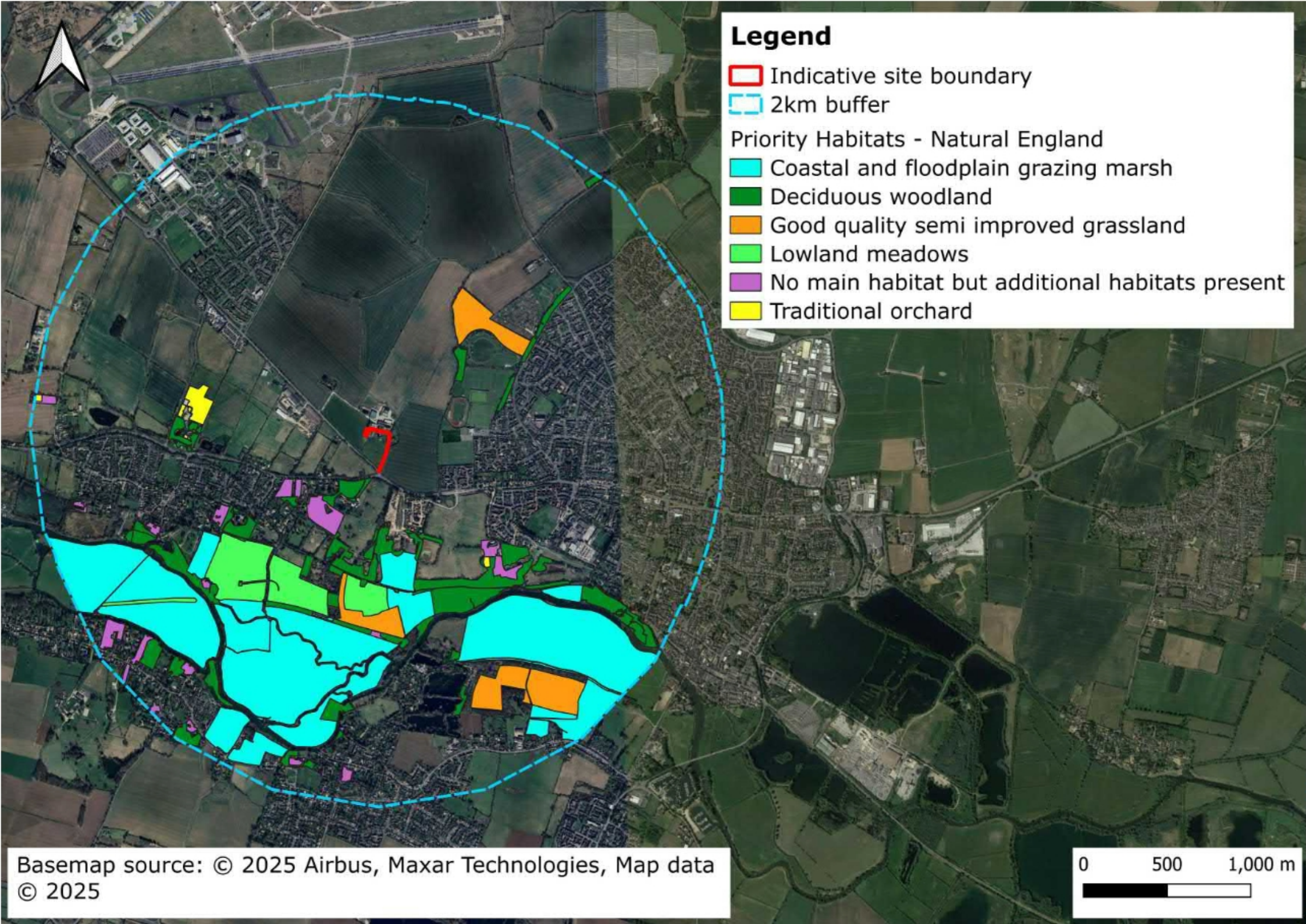
LNR

County Wildlife Site

Protected Road Verge

N

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Cambridgeshire County Council 100023205 (2025)


Legend
Indicative site boundary
2km buffer
Priority Habitats - Natural England
Coastal and floodplain grazing marsh
Deciduous woodland
Good quality semi improved grassland
Lowland meadows
No main habitat but additional habitats present
Traditional orchard
Basemap source: © 2025 Airbus, Maxar Technologies, Map data © 2025
0
500
1,000 m

Appendix 6 – Selected Photographs and Target Notes

Photograph 1



Photograph 2



Photograph 3



Photograph 4



GEOSPHERE ENVIRONMENTAL

DESCRIPTION

Photograph 1

Modified grassland and building one (B1).

Photograph 2

Modified grassland; cattle grazed.

Photograph 3

Grassland; neglected.

Photograph 4

Developed land, sealed surface.

PROJECT

Houghton Hill Farm, Huntingdon, Cambridgeshire, PE28 2DH

PROJECT NUMBER

9773,EC

TITLE

Selected Photographs Relating to Preliminary Ecological Appraisal

DATE

05/08/2025

Photograph 5



Photograph 6







GEOSPHERE ENVIRONMENTAL

DESCRIPTION

Photograph 5
Wood piles (TN1).

Photograph 6
Rubble pile (TN2).

Photograph 7
House martin nest (TN3).

Photograph 8
Tree one (T1) - tree with potential roost feature.

PROJECT
Houghton Hill Farm, Huntingdon, Cambridgeshire, PE28 2DH

PROJECT NUMBER
9773,EC

TITLE
Selected Photographs Relating to Preliminary Ecological Appraisal

DATE
05/08/2025

Photograph 9



Photograph 10



GEOSPHERE ENVIRONMENTAL

DESCRIPTION

Photograph 9
Tree two (T2) - tree with potential roost feature.

Photograph 10
Pond 1 (P1) offsite.

PROJECT
Houghton Hill Farm, Huntingdon, Cambridgeshire, PE28 2DH

PROJECT NUMBER
9773,EC

TITLE
Selected Photographs Relating to Preliminary Ecological Appraisal

DATE
05/08/2025

Appendix 7 – Habitat Suitability Index

HSI SCORES

GEOSPHERE ENVIRONMENTAL

Project Number: 9773,EC

Project Name: Houghton Hill Farm, Huntingdon, Cambridgeshire, PE28 2DH

Surveyor: LH / AS

Survey Date: 05/08/2025

Pond Ref:	SI1	SI2	SI3	SI4	SI5	SI6	SI7	SI8	SI9	SI10	HSI	Suitability
	Location	Pond Area	Pond Drying	Water quality	Shade	Fowl	Fish	Ponds	Terr'l Habitat	Macrophytes		
1	1	0.97	0.9	0.67	1	0.67	0.67	1	0.67	0.8	0.82	Excellent

HSI Score	Pond suitability
<0.5	Poor
0.5-0.59	Below average
0.6-0.69	Average
0.7-0.79	Good
>0.8	Excellent

GEOSPHERE ENVIRONMENTAL

Ec Ecology.

Fr Flood Risk.

Ge Geotechnical.

En Environmental.

Kw Knotweed.

GEOSPHERE ENVIRONMENTAL LTD

Brightwell Barns, Ipswich Road, Brightwell, Suffolk, IP10 0BJ

T: 01603 298076 | 01473 353519 | **E**: info@geosphere-environmental.co.uk | **W**: geosphere-environmental.co.uk