Planning Condition Report to provide information required to fulfil Planning Condition 6 relating to development at Glatton Hall, Glatton Way, Huntington, PE28 5RS

Produced for Fortress Capital Advisors Ltd.

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[redacted]

1 Introduction

1.1 Green Shoots Ecology were instructed by Fortress Capital Advisors Ltd. to provide this report for proposed development works at Glatton Hall, Glatton Way, Huntington, PE17 5RS, in order to fulfil the following Planning Condition relating to ecology and biodiversity.

Condition 6

Prior to the first occupation of the dwelling hereby permitted, a Biodiversity Method Statement which provides details of how the recommendations contained within Section 6 of the Preliminary Ecological Appraisal prepared by Green Shoots Ecology dated June 2020 (received 15th June 2020) will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance and monitoring. The development shall be carried out in accordance with the approved details."

Report author

1.2 This report has been prepared by Dan Sullivan MCIEEM, a full member of the Chartered Institute of Ecological & Environmental Managers, with 19 years full time experience of being an ecological consultant with experience in all aspects of ecological work. Dan also holds a first-class BSc (Hons) degree in Applied Ecology from the University of East London.

2 Information required for Planning Condition 6

Details of recommendations contained within Section 6 of the Preliminary Ecological Appraisal prepared by Green Shoots Ecology dated June 2020

2.1 The planning condition requires a Method Statement which provides details of how the recommendations contained within Section 6 of the Preliminary Ecological Appraisal prepared by Green Shoots Ecology dated June 2020 will be carried out. The relevant recommendations in the report are shown below (in coloured text) with relevant comments beneath each recommendation.

2.2 The recommendations relate to the following protected species:

- [redacted]
- Bats
- Nesting Birds
- Great Crested Newts
- Reptiles

[redacted]

Bats – Roosting in buildings

Inspection of potential bat roosting features within building B1 identified c.100 bat droppings within the western end of loft space 2. Potential access into this loft space was recorded at the northern eave of the roof section. Even though no actual bats were recorded the building is still considered to be a confirmed roost due to the presence of bat droppings. The loft spaces within the building will not be directly impacted by the proposed site works and internal refurbishments of below floors are only required. If plans change and loft 2 is due to be directly impacted then further nocturnal bat surveys (emergence, re-entry surveys) will be required to distinguish the current status of the roost. A European protected species licence, obtained from Natural England, may also be required for works to proceed lawfully.

The client has confirmed that works will not be impacting the roof or loft areas. Therefore, no action is required for this recommendation.

Bats – Roosting in trees

14 trees were identified as having low – high potential for roosting bats (See BHA Trees Limited survey report, Glatton Hall 2018, for tree locations);

- T12 Ash – 4 x woodpecker holes facing west at approximately 5 m – 12 m, 1 x woodpecker hole facing east at approximately 5 m and 1 x woodpecker hole at 5 m facing south, **high potential;**
- T19 6 Ash – 2 x rot holes at approximately 3 m facing north, lifted and damaged bark throughout, **moderate potential**;
- T20 Oak – 3 x woodpecker holes facing west at approximately 5 m – 20 m, **high potential;**
- T21 Ash – 1 x rot hole facing south at approximately 6 m, **moderate potential**;
- T22 Ash – 1 x rot hole at approximately 2 m facing west, **moderate potential**;
- T23 Ash – 1 x woodpecker hole facing south at approximately 10 m, **moderate potential;**
- T30 Copper beech – knot hole c. 7m facing west, woodpecker hole c.21 m facing south, knot hole c.21 m facing west, knot hole c. 7.5 m facing north, woodpecker hole c.13 m facing west – **high potential**;
- T41 Ash – branch drop has created potential cavity at c. 10 m facing west, low potential.
- T43 Holm oak – Woodpecker hole at 8 m facing south, large cavity c. 2 m facing east, potential cavity at c.5 m facing east, **moderate potential.**
- T53 Oak – 3 x woodpecker holes at approximately 12 m facing east, high potential; and
- T63 Ash – 5 x woodpecker holes and 2 x rot holes at approximately 15 m – 20 m south, 2 x woodpecker holes at 16 m facing north, **high potential.**
- T66 Ash –2 x woodpecker hole facing east at approximately 2 m and south at c. 8m - moderate potential;
- T69 Ash - woodpecker hole c.12 m facing west, cavity c 10 m facing west, **moderate potential**
- T70/71 Ash – 2 x woodpecker hole c. 8 m facing east, cavity at c.7m facing east, **moderate potential**

Initially it was planned to remove some trees, however the client has confirmed that no trees will be removed. The Huntingdon District Council Officer Report for the planning application states:

"No works to trees or tree removal are proposed as part of this application. Therefore, whilst there are a number of areas within the site that provide valuable habitats for protected species, they would be unaffected by the proposed internal conversion of the care home to facilitate the proposed change of use and are therefore not a constraint to this development. The trees are protected by virtue of their location within Glatton Conservation Area and the majority of the trees within the site are protected by a Tree Preservation Order: ref 003/96. Therefore, consent would subsequently be required for works to, or removal of, any of the trees."

As no trees are being removed, then no further survey or measures are required regarding this recommendation. If in future trees are to be removed as part of a different application, then resurvey of the trees for roost potential would be required.

Bats - Foraging and commuting along woodland edges and tree lines

The location of the site and the surrounding area is considered to be of moderate value for commuting and foraging bats. The wider landscape contains a variety of habitats including woodland, waterbodies, arable fields and hedgerows. It is expected that a variety of bat species may be found in the local area. It is likely that foraging or commuting bats use the site itself to a certain extent.

In order to avoid a detrimental impact on bats using woodland habitats on and surrounding the site, it is recommended that there should be no significant increased light spillage onto the eastern and southern boundaries of the site where bats are most likely to forage and commute.

The client has confirmed there is no requirement for additional lighting beyond that existing on site, and no additional lighting will be added. Therefore, there will be no additional lighting impact. Therefore, there will be no action required relating to this recommendation.

Nesting Birds

The survey found a high probability of birds nesting on site during the nesting season (1st March to 31st July). Should any clearance of scrub, shrubs, trees, tall grassland or be required this should be carried out outside the nesting season. If clearance is required during the nesting season any such areas to be cleared should first be inspected by an ecologist, unless it is obvious that no birds are nesting. If an active nest is then found clearance will have to be delayed within 5 metres of the nest until any chicks present have left the nest.

The works are primarily internal building works and very little clearance of vegetation will be needed. Should any small-scale vegetation clearance be needed this will be carried out where possible outside the bird nesting season (so between September and February inclusive).

If clearance of any tall grass, scrub, shrubbery, hedge or tree is required in the nesting season (Between March – August inclusive) then the developer will arrange for an ecologist to inspect the vegetation prior to removal. The ecologist will inspect the vegetation for nests and if no active nests are present the clearance will be carried out as soon as possible after inspection.

If an active nest is found no clearance would be carried out within 5 m of the nest util chicks had fledged and left the nest. The nest area would then be cleared as soon as it was clear that the nest was no longer in use.

Great crested newts and Reptiles

The Preliminary Ecological Assessment (PEA) of the site found that ponds with potential to be used for breeding by great crested newts were present within 250 m of the site. It also found that there is potential for reptiles to be present in rough grassland, scrub and woodland edges on site.

Recommendations from the PEA relating to Great crested newts are shown below:

It is recommended that the aforementioned habitats are cut between March and June when, if present GCN are more likely to be in their aquatic phase. Alternatively, it is recommended that suitable habitats are cut during the winter months between November and March when great crested newts are likely to be using underground refuge features (mammal burrows, root systems, log piles). If cutting of suitable habitats is required between June – November then a two-stage cut is recommended whereby habitats are strimmed, carefully, using hand tools to 30 cm, left overnight then cut to ground level the following day, this allows any great crested newts, if present, to disperse into surrounding suitable habitats overnight.

If significant disturbance to the woodland habitat on site is required, including tracking of large vehicles and destruction of hibernacula, it is recommended that access is obtained to pond P3 and P4 to undertake a Habitat Suitability Index survey to assess the pond's suitability for great crested newts.

If pond P3 and/or P4 is found suitable to support great crested newts a further great crested newt environmental DNA (eDNA) survey will be required. Use of this method confirms whether newt populations are present or absent, and therefore may avoid the need for unnecessary precautions, or unexpected discoveries of newts during the construction process.

eDNA samples can only be taken between mid-April and June. If GCN are found present and a significant amount of disturbance to the woodland is proposed a precautionary Working Method Statement will be required to avoid disturbance and/or killing and injury to GCN.

Recommendations from the PEA relating to reptiles are below:

It is recommended that suitable habitats are cut during the reptile hibernation period (October – March). If cutting is required when reptiles are active (April – November) then habitats should be strimmed carefully, using hand tools, in two passes, following methodologies subscribed within the aforementioned great crested newt section.

Log/ brash piles should be dismantled by hand and if possible, re-located in a similar habitat outside of the working footprint. This approach can only be undertaken between April and November (when temperatures are not below 10oC) when reptiles are active.

The developer has confirmed that only minimal vegetation clearance would be required as no landscaping is planned under the current proposal and the works are mainly internal works. Based on the above recommendations the following will be carried out if any small amounts of clearance are required:

Clearance of vegetation where possible will be carried out between November and February inclusive, when reptiles, nesting birds and great crested newts are least likely to be impacted by clearance.

If clearance is required between March and October inclusive, then the vegetation will first be cut to 15 cms height to deter reptiles and newts from the area. If the cuttings are dense, they will also be raked and removed from the area. The next day the vegetation will be strimmed to ground level. This should only be carried out when temperature during the day is at least 10C (as reptiles will not be able to move if colder than this) and temperature at night will be at least 5C (as great created newts will be unlikely to move at night if colder than this).

Any log or rubble piles in the areas to be cleared will be moved by hand between March and October and replaced in adjacent habitat. Log and rubble piles will not be moved between November and February inclusive due to risk of reptiles or GCN overwintering in them.

3 References

Green Shoots Ecology (2020) - Preliminary Ecological Assessment of Glatton Hall, Glatton Way, Huntington, PE28 5RS

4 Annexes

Annex 1 – Existing Site Layout
Annex 2 – Proposed Site Layout

Annex 1 – Existing Site Layout



Annex 2 – Proposed Site Layout

