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Report prepared for: Chris Pike

For the Site of: Outbuildings at Brook House, Ellington, PE28 0AE

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Cherryfield Ecology has prepared this report for the client. Please see our T&C's.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be from the most recent or current season, e.g. May 2025 to May 2026 for bats. Therefore, should the project not proceed within 12 to 18 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

[redacted]

Bat Licence Level 1, GCN Level 1

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Ecological Appraisal (EA)

0.0 Non-Technical Summary

0.1 Background

This report follows national guidelines JNCC (2010) and UKHab's (2023) allowing for a daytime inspection and recommends for further surveys if considered necessary. If a deviation from the guidelines has been made, this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Outbuildings at Brook House, Ellington, PE28 0AE.

The client commissioned Cherryfield Ecology to undertake an EA as the proposals include for the conversion of the barn into dwellings. Plans have not been provided, and a verbal description has been given.

0.2 Results and Findings

The site consists of one detached agricultural building with developed land; sealed surface.

The site has a confirmed presence of breeding birds with three disused bird nests found within the interior of B1. The site otherwise provides moderate potential for breeding birds.

The site provides negligible potential for badger, great crested newt (GCN) and reptiles due to the lack of suitable habitat on site and in the immediate surrounds. No waterbodies are located within 250m of the site. Woodland is located 25m from the site which some suitable habitat.

The building (B1) provides moderate potential for roosting bats due to the presence of multiple lifted and missing tiling and suitability of the interior for roosting bats.

The site provides negligible potential for other protected species due to the lack of suitable habitat.

0.3 Impact Assessment and Recommendations

Badger – No further surveys are necessary; however, if any badger setts are found throughout works, all works must stop, and advice sought.

Bats – B1 - **Presence/likely absence surveys (moderate)** will be required (two surveys, three weeks apart), with four surveyors to cover the building B1; these must be undertaken between May to August. If bats are found to be present, one further survey may be required (a minimum of three weeks apart), which can be undertaken in September if required.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on-site to ensure the building/vegetation is not occupied by breeding birds, prior to demolition/clearance. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

Great Crested Newt (GCN) – No further survey is necessary; however, if GCN are found on-site, all works must stop, and advice sought.

Reptiles – No further survey is necessary; however, if reptiles are found on-site, all works must stop, and advice sought.

Other protected species – No further survey is necessary; however, if any other protected species are found on site, all works must stop, and advice sought.

Habitats – All habitats found are common and widespread, no impacts are foreseen.

The findings outlined in this report are valid for 12-18 months, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

1.0 Introduction

1.1 Aim

The aim of this report is to inform of ecological constraints that may affect the development proposals and recommend to the client if further surveys are required for protected species. An impact assessment is undertaken at this stage; however, if further surveys are required, additional and unexpected impacts may result. The information within this report can be used as the baseline for any Biodiversity Net Gain (BNG) metric requirements, however, the calculations are not included within this report.

1.2 Background Information

The client, Chris Pike, has commissioned Cherryfield Ecology to undertake an EA for the site of Outbuildings at Brook House, Ellington, PE28 0AE. Planning permission is being sought for the conversion of a barn into dwellings.

This survey has checked all habitats, buildings, trees (from ground level only) or structures due to be affected by the proposals on site; it includes checking for protected species, signs of protected species or habitat value e.g. crevices, badger setts, ponds etc. as well as mapping the habitats on site.

The inspection was conducted 09/06/2026.

Summary of legislation and National Planning Policy that protects wildlife in England:

- The Conservation of Habitats and Species (Habitats Directive, 2017, as amended) (Amendment) (EU Exit) Regulations 2019.
- Wildlife and Countryside Act 1981 as amended.
- Countrywide and Rights of Way Act 2000.
- Natural Environment and Rural Communities Act 2006.
- National Planning Policy Framework (“NPPF”).
- Circular 06/05.

This legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture a protected species.

- Deliberately disturb a protected species, whether at rest or not.
- Damage, destroy or obstruct access to a resting place.
- Possess or transport a protected species or any part of that species, unless acquired legally.
- Sell, barter or exchange a protected species, or any part of a species.

1.3 Species Specific Information

All UK-protected species have the same protection and the detail under Bats also applies to GCN, Dormouse, Otters and the two UK-protected reptiles.

1.3.1 Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate a "no-go" buffer zone around such nests – typically out to 5m.

1.3.2 Bats

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("Habitats Directive") which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.

- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

1.3.3 Reptiles

There are six species of reptiles in Great Britain (Edgar *et al.*, 2010) and four of these are commonly found; the Barred Grass Snake *Natrix helvetica,* Adder *Vipera berus*, Common Lizard *Zootoca vivipara* and Slow Worm *Anguis fragilis*.

All native British species of reptiles are legally protected through their inclusion in Schedule V of the Wildlife and Countryside Act 1981. As such, all species are protected from deliberate killing or injury. Therefore, where development is permitted, and there will be a significant change in land use, a reasonable effort must be undertaken to avoid committing an offence. The same act makes the trading of native reptile species a criminal offence without appropriate licensing.

Two species of reptile; the Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis* are further protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which defines UK protected species of animals ("rare reptiles").

1.3.4 Badgers

Badger *Meles meles* and its habitat are protected under The Protection of Badgers Act 1992, Schedule V of the Wildlife and Countryside Act 1981, and Appendix III of the Bern Convention 1979.

This legislation makes it an offence to:

- Kill, injure, take or possess a badger.
- Interfere with, damage or destroy a badger sett including e.g. obstructing access to a badger sett.
- Cruelly treat or harm a badger.
- Disturb a badger in a sett.

1.3.5 Great Crested Newts

Great crested newts (GCN) *Triturus cristatus* are listed in both The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and in Schedule V of the Wildlife and Countryside Act 1981.

GCN are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

1.3.6 Otter

The Eurasian Otter *Lutra lutra* is the only Otter species native to the UK. The Eurasian Otter is fully protected under Schedule V of the Wildlife and Countryside Act (as amended) 1981 and in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("Habitats Directive") which defines United Kingdom protected species of animals. This legislation makes it illegal to:

- capture, kill, disturb or injure otters (on purpose or by not taking enough care).
- damage or destroy a breeding or resting place (deliberately or by not taking enough care).
- obstruct access to their resting or sheltering places (deliberately or by not taking enough care).
- possess, sell, control or transport live or dead otters, or parts of otters.

1.3.7 Water Vole

The Water Vole *Arvicola amphibius* is protected under Schedule V of the Wildlife and Countryside Act 1981 and is a priority conservation species. This legislation makes it illegal to:

- intentionally capture, kill or injure water voles.

- damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care).
- disturb them in a place of shelter or protection (on purpose or by not taking enough care).
- possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

1.4 Protected Sites and Priority Habitats

Some areas with distinctive plants, animals, habitats, geology or landforms are protected at the international, European, national and local-level under statutory and non-statutory sites. Some habitats have been identified as needing priority conservation action; UK BAP Priority Habitats are a range of semi-natural habitat types that are identified as being the most threatened and requiring conservation action.

2.0 Methods

For the desk study, the Multi-Agency Geographic Information for the Countryside (MAGIC) is checked to identify any statutory sites, Natural England Protected Species (NEPS) and priority habitat within 2km of the site.

Biological records data is requested from the local records centre to provide context and background information. As the data is often sensitive, a synopsis is provided.

Natural England and NatureSpace are checked to determine if the site falls within an impact risk zone for GCN. The categorisation of each zone from both schemes are explained below.

Natural England Scheme -

- Red zones contain key populations of GCN, which are important on a regional, national or international scale and include designated Sites of Special Scientific Interest for GCN. *If in a red zone traditional surveys methods will have to be used going forward.*
- Amber zones contain main population centres for GCN and comprise important connecting habitat that aids natural dispersal.
- Green zones contain sparsely distributed GCN and are less likely to contain important pathways of connecting habitat for this species.
- White zones contain no GCN. However, as most of England forms the natural range of GCN, white zones are rare and will only be used when it is certain that there are no GCN.

NatureSpace Scheme –

- Black – nationally or regionally important site for great crested newt – excluded from development impacts under the District Licence Scheme.
- Red – highly suitable habitat – the most important areas for great crested newts.
- Amber – suitable habitat – great crested newts are likely to be present.

- Green – moderate habitat suitability – great crested newts may be present.
- White – low habitat suitability – low probability of great crested newt presence.

The field survey follows the national guidelines JNCC (2010) and UKHabs (2023), and the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence.
- Quadrat for vegetation sampling.

The survey can be conducted year-round with the optimal period between mid-March and mid-October (south)/1st April and 30th September (north). However, it can be limited due to bad weather and in the winter, when some species are not as active, thus evidence and species are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

Habitats on site are assessed against the Habitat Condition Assessments (Defra, 2023) to provide information on the baseline condition of the habitats presence, to inform a Biodiversity Net Gain (BNG) if required.

Trees and building exteriors are checked from ground level only. Buildings are checked internally where access is available.

Where accessible, the zone of influence around the site boundary is assessed for protected species. In addition, nearby ponds are checked in person if accessible. If access is not available, for example, the pond is situated on private land, ponds are

assessed as far as is possible from satellite imagery. Ponds are assessed against the Habitat Suitability Index (HSI, Oldham *et al* 2000). The categorisation of the HSI scores is given below.

Table 1: Categorisation of HSI scores

HSI		Pond suitability
< 0.5	=	poor
0.5-0.59	=	below average
0.6-0.69	=	average
0.7-0.79	=	good
> 0.8	=	excellent

The likelihood of protected species presence is assessed against the below. Target notes are made when appropriate to highlight, for example, protected species evidence or other feature(s) of ecological note.

Table 2: Habitat value (likelihood) of protected species presence assessed against Collins (2023), Edgar *et al*. (2010) and Natural England (2007) etc.

Likelihood of species presence (Habitat Value)	Features that species can use, regardless of evidence being present.
Confirmed Presence	Species are found to be present during the survey. Evidence of species is found to be present during the survey.
Higher likelihood of presence	Buildings, trees or other structures or habitat features of particular significance for use by protected species e.g. nesting habitat, roosting opportunities, and ponds. Habitat of high quality for foraging e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting species e.g. river and or stream valleys and hedgerows. Site is close to known locations of records for protected species.

Moderate and Lower likelihood of species presence	Several potential habitat opportunities in buildings, trees or other habitats. Habitat could be used for foraging e.g. trees, shrub, grassland or water. Site is connected with the wider landscape by linear features that could be used by commuting species e.g. lines of trees and scrub or linked back gardens. A small number of less significant habitat opportunities. Isolated habitat for foraging e.g. a lone tree or patch of scrub. An isolated site not connected by prominent linear landscape features.
Negligible likelihood of species presence	No features suitable for roosting, minor foraging or commuting.

Table 3: Guidelines for categorising potential suitability of PRFs in trees against Collins (2023) guidelines *Source: Adapted from Collins (2023) pp 62, Table 6.2.*

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Table 4: Example of types of PRFs within trees, against Collins (2023) guidelines *Source: Adapted from Collins (2023) pp 65, Table 6.6*

Table 6.6. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018).

PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
woodpecker holes squirrel holes knot holes pruning cuts tear outs wounds cankers compression forks butt rots	lightning strikes hazard beams subsidence cracks shearing cracks transverse snaps welds lifting bark desiccation fissures frost cracks	fluting ivy

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey only. Species are highly mobile and can turn up from time to time unexpectedly. Health and Safety restrictions or obstructions may limit the ability to find evidence.

All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

If a deviation from the guidelines has been made the reason and justification will be explained below:

No deviation from the standard guidelines has been made for this survey.

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference – TL 15863 72040 and Postcode – PE28 0AE.

3.1.1 MAGIC

The following statutory sites, Natural England Protected Species (NEPS) and priority habitats have been located within the 2km search area (Figure 1).

Table 5: MAGIC search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites		None within search area
	~25m N	Deciduous woodland
	~1960m SSW	Ancient Replanted Woodland
	~400m SE	Priority pond
	~1450m S	Lowland meadows
	~395m E	Coastal and floodplain grazing marsh
Granted protected species licences		None within search area

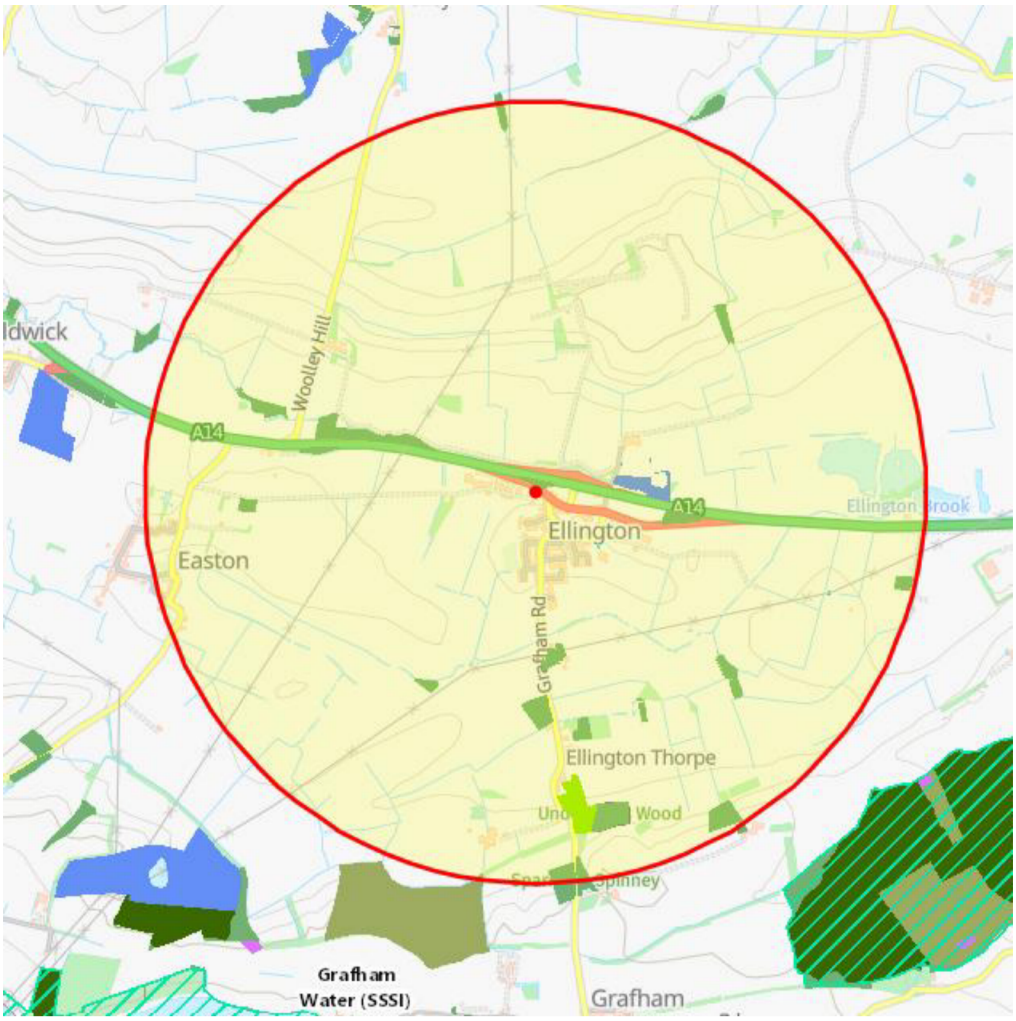

Figure 1: MAGIC Map Search.

"This development site is within the zone of potential risk for publicly accessible Sites of Special Scientific Interest (SSSIs) sensitive to the effects of recreational pressure. Within this zone, proposals for any net increase in residential units may affect the notified features of the SSSI(s) through increased 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 e.g. alternative open space provision." (MAGIC 2026)*

3.1.2 GCN DLL Zone

The site falls within a green zone under the Natural England District Level Licencing Scheme (DLL) in Cambridgeshire.

3.1.3 Biological Records Data

A standard data search of existing records for protected species and nature reserves has been commissioned, below details the results and site context. *Data older than 10 years old will not be included.*

Biological records were obtained from Cambridgeshire & Peterborough Environmental Records Centre (2026)

Table 6: Biological Records

Species	Number of Records	Closest Record (accuracy)	Most Recent Record (year)
Amphibians Common Frog *Rana temporaria* Common Toad *Bufo bufo* Great Crested Newt *Triturus cristatus* Palmate newt *Lissotriton helveticus* Smooth newt *Lissotriton vulgaris*	1	416m (10m)	2019
Bats Barbastelle *Barbastella barbastellus* Brown Long-Eared *Plecotus auritus* Common Pipistrelle *Pipistrellus pipistrellus* Daubenton's *Myotis daubentonii* Leisler's *Nyctalus leisleri* Nathusius' Pipistrelle *Pipistrellus nathusii* Natterer's *Myotis nattereri* Noctule *Nyctalus noctula*			

Serotine *Eptesicus serotinus* Soprano Pipistrelle *Pipistrellus pygmaeus* Unidentified Bat *Chiroptera* sp. Unidentified Long-Eared *Plecotus* sp. Unidentified Myotis *Myotis* sp. Unidentified Pipistrelle *Pipistrellus* sp. Unidentified Vesper *Vespertilionidae* Whiskered *Myotis mystacinus*			
Mammals (exc. Bats) Badger *Meles meles* Hazel Dormouse *Muscardinus avellanarius* Otter *Lutra lutra* Water Vole *Arvicola amphibius* West European Hedgehog *Erinaceus europaeus*	1	1858m (1km)	2016
Reptiles Adder *Vipera berus* Common Lizard *Zootoca vivipara* Grass Snake *Natrix helvetica* Slow-Worm *Anguis fragilis*			
Other Birds, Invertebrates, Plants etc.	Various		

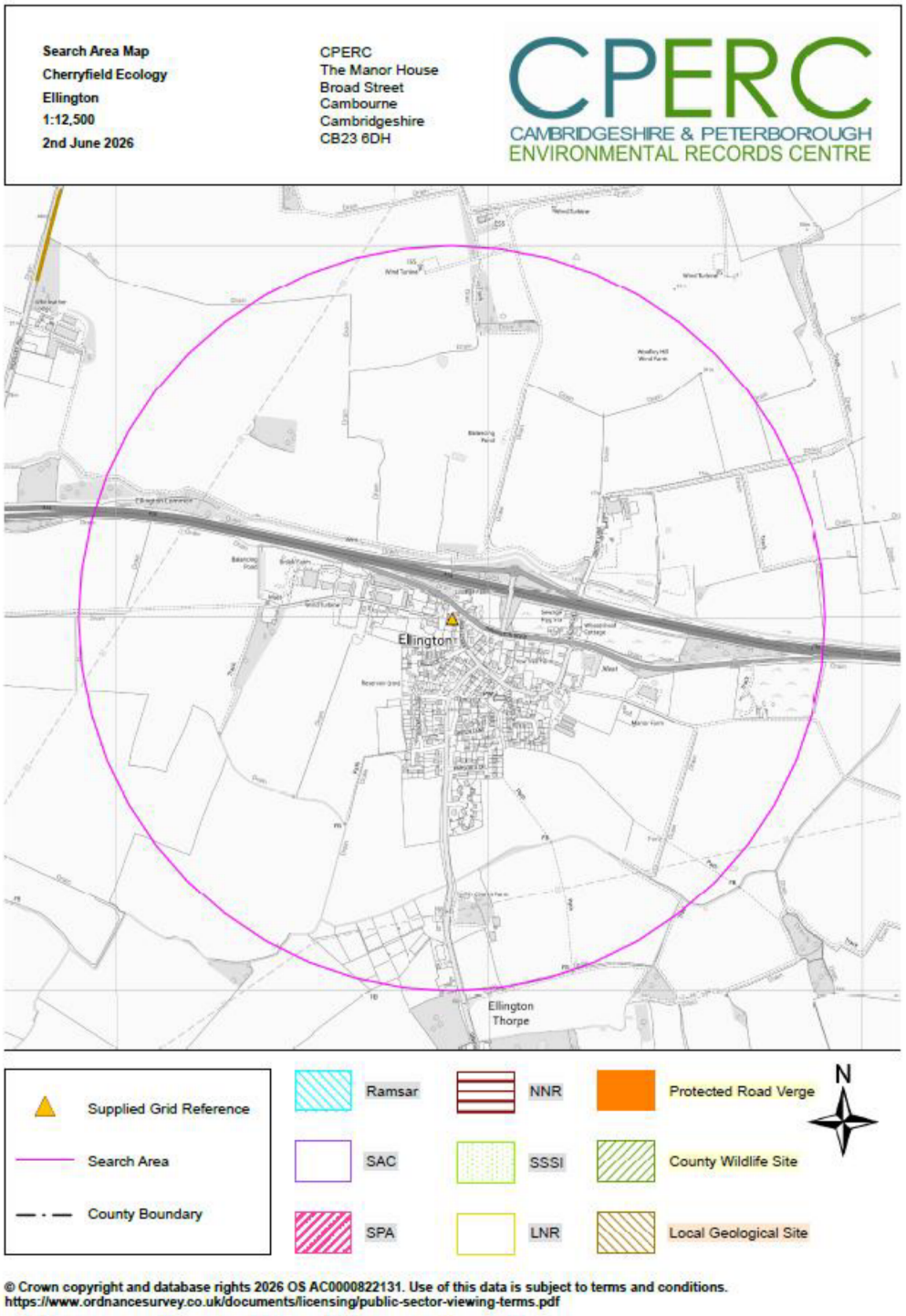

Figure 2: Statutory and Non-statutory sites map

3.1.4 Site Location and Surrounds

The site is located in Huntingdon, Cambridgeshire and is surrounded by arable fields in the immediate locale. Table 7 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 7: Habitat features suitable for use by protected species.

Feature	Description
Watercourses	Ellington Brook is ~110m N. There is a large network of drains and tributaries throughout the search area.
Waterbodies	There are two balancing ponds ~460m W. There are three ponds and a balancing pond to the N, the closest is ~390m. There is a pond ~640m ENE. There is a moat ~400m and a pond ~605m ESE. There is a pond ~405m SE. There is a pond ~830m S.
Woodland	An area of woodland can be found adjacent to the A14 ~30m N. There are small areas of woodland ~550m NW, ~400m W and ~650m E.
Linear e.g. hedgerows	Field margin hedgerows are abundant within the search area.
Pasture/arable/grassland	Arable fields and pasture dominate the search area
Other	n/a

3.2 Habitat, Building, Tree or Other Structure

This section details the structures/habitat reference and descriptions (see Figure 11 for Site Plan).

Table 8: Weather Records

Parameter	Unit/Value
Temperature	15°C
Cloud cover	10%
Precipitation	None
Wind	0/12

3.2.1 Habitats

Habitats found on site are mapped using UKHab (UKHab, 2023). Where deviations from UKHabs occurs, these are informed by the user guidance for the Statutory Biodiversity Metric (DEFRA 2024). There are no hedgerow or watercourse features on site.

Table 9: Habitat features found on site.

Habitat Features		
UKHab Habitat Type (to the appropriate level)	**UKHab Essential & Additional Secondary Codes (where relevant)**	**Description**
Developed Land; Sealed Surface (Buildings)		The main building (B1) consists of an L shaped brick built agricultural building with a brick gable and pitched roof. The pitched roof is covered with slate tiles and slate ridge tiles. The building is currently being used for storage and agricultural purposes, with windows, two doors and a garage door.  Figure 3: Exterior of B1.



Figure 4: Further exterior of B4.

Internally, B1 is split into three sections. The first section to the south consists of a pitched roof supported by timber raftors and purlins, with one central ridgebeam. The walls are built from painted brick, and a chimney runs through the centre of the roof to the north.



Figure 5: Interior of B1.



Figure 6: Further interior of B1.



Figure 7: Interior of B1 to the north.



Figure 8: Loft hatch within B1.

Developed Land; Sealed Surface		The site is dominated by developed land and is used for parking.  Figure 9: Developed land adjacent to B1.

The following table provides a summary of the condition assessments for all sites meeting the Statutory Metric criteria. Please see the separate excel sheets for full details. If the site meets the small-scale metric criteria condition assessments are not required.

Table 10: Biodiversity Net Gain Condition Assessments/Scores

Habitat	Condition Score
Buildings/Developed Land Sealed Surface	N/A

Table 11: Target Notes

Target Note	Description
TN1	Several bird nests were found within the interior of B1.



Figure 10: Bird nest within B1.

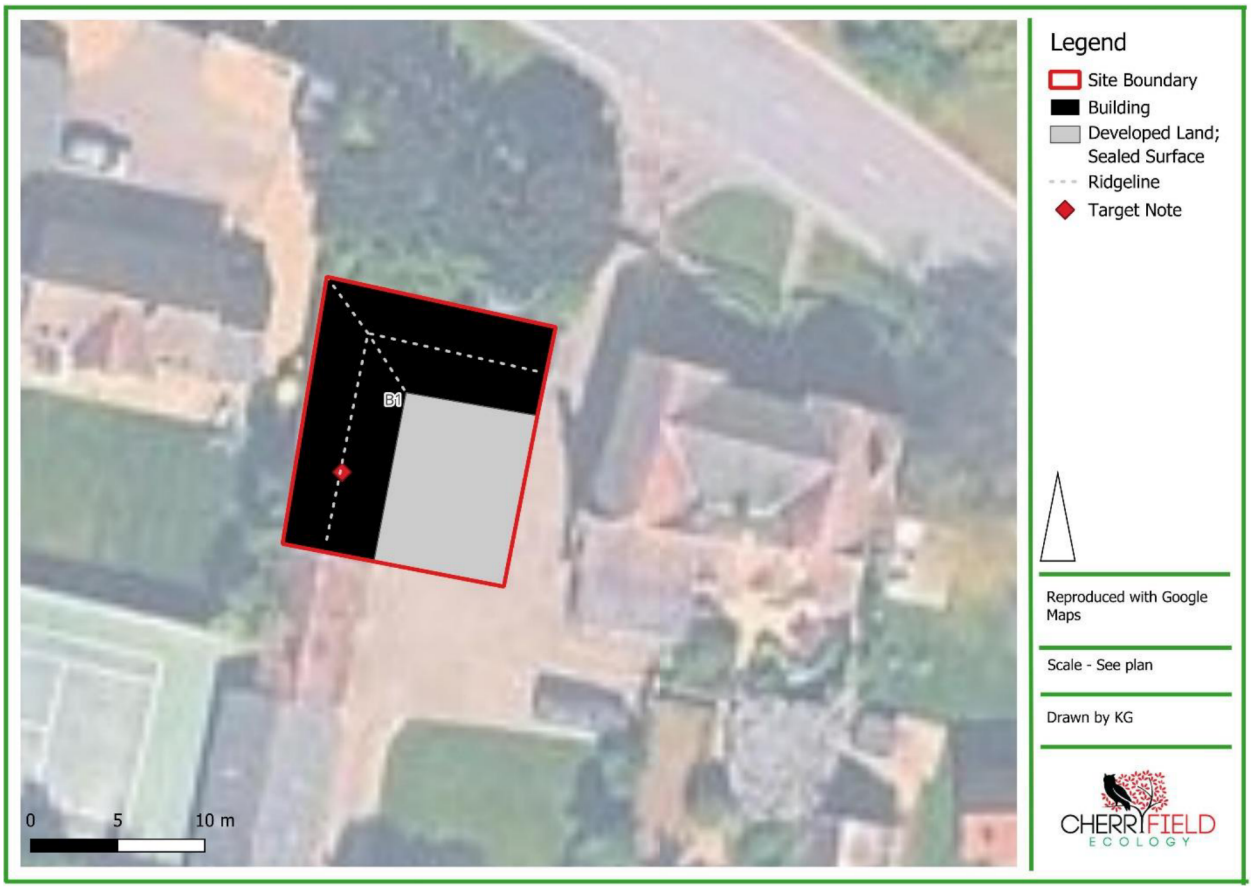

Figure 11: Site Plan.

3.2.2 Species List

Table 12: Species found on site with relevant *DAFOR abundance.

Common Name	Scientific Name	*DAFOR Scale	Habitat
Dandelion	*Taraxacum officinale agg.*	O	Developed land; sealed surface
Yorkshire Fog	*Holcus lanatus*	O	

*DAFOR – Dominant, Abundant, Frequent, Occasional and Rare

3.3 Evidence or Likelihood of Species Presence & Potential Constraints

This section details the evidence located and likelihood of species presence.

3.3.1 Bats

Table 13: Bats, evidence or the potential for the species use.

Bats found	No bats were found at the time of the survey.
Evidence of bat use	No evidence of bats was found at the time of the survey.
Potential for bat use	Buildings: Level of likelihood of roosting presence – B1 – Moderate The main building (B1) provides moderate potential for roosting bats due to several areas of fallen and missing slate tile that provide suitable crevices and access points for roosting bats. The loft void could not be accessed to the northeast due to the size of the loft hatch. However, it provides suitable space for void dwelling species. The site area is dominated by arable land, which is optimal foraging habitat for bats.



Figure 12: Missing mortar within the central ridge.



Figure 13: Further gaps and missing clay tile.

Trees were checked from ground level and no suitable roosting features were observed.

Foraging and commuting:

The open grassland south of the site boundary provides foraging and commuting habitat, and there is good connectivity to other foraging and commuting habitat in the surrounds. The site will include garden habitat which will continue to provide these resources.

3.3.2 Badgers

Table 14: Badgers, evidence or the potential for the species use.

Badgers found	No badgers were found at the time of the survey.
Evidence of badger use	No evidence of badger use was found at the time of the survey.
Potential for badger use	Level of likelihood of presence – Negligible The site provides negligible potential for badgers due to limited suitable foraging and sett building habitat on site. The site comprises entirely of hardstanding habitat which offers little foraging and sett building opportunity. [redacted]

3.3.3 Breeding Birds

Table 15: Breeding birds, evidence or potential for the species use.

Breeding birds found	No breeding birds were found at the time of the survey.
Evidence of breeding bird use	Three disused bird nests were found within the interior of the building (see Figure 10).
Potential for breeding bird use	Level of likelihood of presence – Confirmed/ Moderate There is no structured vegetation on site to support nesting birds, however, the open access buildings provide nesting opportunities.

3.3.4 Amphibian

Table 16: Amphibians, evidence or potential for species use.

Amphibians found	No great crested newt (GCN) were found at the time of the survey.
Evidence of amphibian use	No evidence of GCN was found at the time of the survey.
Potential for amphibian use	Level of likelihood of presence – Negligible The site provides negligible potential for GCN due to a lack of suitable habitat on site that could be occupied by GCN. There is a lack of refuge areas and vegetation on site, however there may be some connectivity to the deciduous woodland to the north. The site is located within a Natural

	England Green zone, which indicates that GCN are unlikely to be present. The closest waterbody is located ~390m from the site.

3.3.5 Reptile

Table 17: Reptiles, evidence or potential for species use.

Reptiles found	No reptiles were found at the time of the survey.
Evidence of reptile use	No evidence of reptiles was found at the time of the survey.
Potential for reptile use	Level of likelihood of presence – Negligible The site provides negligible potential for reptiles due to limited suitable habitat and refuge areas where reptiles may reside. The site is dominated by hardstanding which offers suboptimal habitat for reptiles.

3.3.6 Other Species e.g. Hazel Dormouse / Otter / Water Vole

Table 18: Other protected species, evidence or potential for species use.

Species found	No other protected species were found at the time of the survey.
Evidence of species use	No evidence of other protected species was found at the time of the survey.
Potential for species use	Level of likelihood of presence – Negligible There is no suitable habitat on site for any other protected species.

3.3.7 Invasive Non-Native (Schedule 9 Species)

Table 19: Invasive non-native species found.

Species found	No invasive non-native species were found at the time of the survey.

3.3.8 Priority Habitats, Statutory and Non-Statutory Sites

Table 20: Priority Habitats, Statutory and Non-Statutory Sites

Site/ Habitat Name	A small area of deciduous woodland is located ~25m north of the site and will not be impacted by the development.

4.0 Conclusions, Discussion, Impacts and Recommendations

The following section details the conclusions, discussion, impacts and recommendations in the context of the proposed works.

4.1 Conclusion and Discussion

The proposals include for conversion of the barn into dwellings. Plans have not been provided and a verbal description has been given.

The site consists of one detached agricultural building with developed land; sealed surface.

The site has a confirmed presence of breeding birds with three disused bird nests found within the interior of B1. The site otherwise provides moderate potential for breeding birds.

The site provides negligible potential for badger, great crested newt (GCN) and reptiles due to the lack of suitable habitat on site and in the immediate surrounds. No waterbodies are located within 250m of the site. Woodland is located 25m from the site which some suitable habitat.

The building (B1) provides moderate potential for roosting bats due to the presence of multiple lifted and missing tiling and suitability of the interior for roosting bats.

The site provides negligible potential for other protected species due to the lack of suitable habitat.

4.2 Potential Impacts

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and Table 21 details a proportionate impact assessment based on current information.

Table 21: Impact Assessment

Impact	Bats - A bat roost may be lost in the development on B1. Breeding Birds – Active nests may be lost in the development.
Characterisation of unmitigated impact on the feature	Bats - A low-level loss/impact at a local level. Breeding Birds – A low-level loss/impact at a local level.
Effect without mitigation	Without mitigation, individual bats and birds, could be killed, injured or trapped during the works.
Mitigation and/or potential enhancement	See Table 22 and Table 23
Significance of effects of residual impacts (after mitigation)	Bats - If lost roosts are replaced by bat boxes, the effects would be negligible. Breeding Birds – If lost habitat is replaced by bird boxes and mitigation is followed, the effects would be negligible.

4.3 Recommendations

Badger – No further surveys are necessary; however, if any badger setts are found throughout works, all works must stop, and advice sought.

Bats – B1 - **Presence/likely absence surveys (moderate)** will be required (two surveys, three weeks apart), with four surveyors to cover the building B1; these must be undertaken between May to August. If bats are found to be present, one further survey may be required (a minimum of three weeks apart), which can be undertaken in September if required.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on-site to ensure the building/vegetation is not occupied by breeding birds, prior to demolition/clearance. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

Great Crested Newt (GCN) – No further survey is necessary; however, if GCN are found on-site, all works must stop, and advice sought.

Reptiles – No further survey is necessary; however, if reptiles are found on-site, all works must stop, and advice sought.

Other protected species – No further survey is necessary; however, if any other protected species are found on site, all works must stop, and advice sought.

Habitats – All habitats found are common and widespread, no impacts are foreseen.

The findings outlined in this report are valid for 12-18 months, after which updated surveys will be required.

4.4 Additional Recommendations

Table 22: Additional Recommendations

Work	Specification
General information	The following must be undertaken: ▪ All works must be undertaken within 12-18 months of this report, thereafter a material change check will be required to check for changes that could affect potential protected species habitat. ▪ If any protected species are found at any point whatsoever during works, works will stop and further advice will be sought.
General Precautions	▪ Trenches and open holes – All trenches and open holes should be covered overnight, or if the hole or trench can't be covered it should be filled in or a rough sawn timber plank installed as an escape route for any species. ▪ General maintenance – If grassland and vegetation is kept in a mown/cut state this should be maintained for the duration of the works. ▪ Store all material on hardstanding or in buildings to prevent artificial refuges from being created.

General bat Information	No development will occur until bat surveys consistent with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) (Collins, 2023) have been undertaken in the appropriate survey season, May to September (Mid-May to August optimal). The Three Tests to be answered before planning can be granted (NE, 2017): *Test 1:* Regulation 53(2)(e) states: a licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment". Test 1 can be achieved via the 'imperative reasons of overriding public interest'. Although not for the ecologist to determine the planning officer will on grant of consent. *Test 2*: Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative" Test 2 would be achieved on the grant of consent as no other sites have been considered for the development. *Test 3:* Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range." Test 3 will be achieved once full emergence/re-entry surveys are conducted and full mitigation appropriate to species and population has been designed and implemented via an NEPS licence issued from the statutory authority (Natural England) if this becomes necessary following a dusk and pre-dawn survey.
Lighting	Any lighting near or shining onto any trees/ hedgerows/ buildings etc, will be designed to minimise the impact it has on potential species and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) *https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/* This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimised to as low as possible. This will ensure that the foraging and commuting resources that the protected species are likely to be using is maintained.

Table 23: The local authority has a duty to enhance biodiversity in its day-to-day duties; the following are suggested enhancements that are easily installed into a development and can be cost-effective whilst ensuring a gain for local wildlife.

Work	Specification
Bat, bird and insect box enhancement.	As integrated boxes will not be suitable due to the proposed works, a minimum of one Chillon Woodstone bat boxes or similar boxes (Figure 14) can be hung on the trees or retained building at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by crevice and void-dwelling species.  Figure 14: Chillon Woodstone Bat Box (British-made) Bird boxes for a variety of different species can also be installed. A selection of open-fronted boxes and songbird boxes can be installed (Figure 15 and Figure 16); it is recommended that a minimum of one of each of the boxes are installed. These will be installed at a minimum of 2m high and ideally face north to east.



Figure 15: Robin box.



Figure 16: Songbird box.

A variety of insect boxes can be installed in the area; a minimum of one box is recommended (Figure 17 and Figure 18).

	 Figure 17: Urban bee nesting box, used for solitary bees and wasps.  Figure 18: Bug biome, ideal for ladybirds, lacewings and bees.
Swifts *Apus apus*	Swift nest boxes (Figure 19) are recommended due to the increased lack of nesting opportunities swifts are finding in modern-built dwelling homes. Birds such as house sparrows can use swift bricks, but swifts cannot use house sparrow nest bricks. Information is adapted from the RSPB https://www.rspb.org.uk/our-work/rspb-news/news/stories/swift-advice-for-ecologists/ and http://actionforswifts.blogspot.com The following will be undertaken: ▪ These should be fitted in clusters of 2 to 4 on gable ends and near the roofline where swifts would naturally look for a potential nest site.

	▪ Try to ensure swift boxes have a minimum of 5m clearance beneath and in front. Always avoid locating them above doors and windows to help prevent a disturbance issue to both the birds and human owners.  Figure 19: Swift box, *source: http://actionforswifts.blogspot.com/p/diy-swift-box-designs.html*

5.0 References

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