greenwillows associates ltd

Green Willows Farm, First Turf Fen Drove, Warboys, Cambs PE28 2TZ
Tel: 01487 823198 / 01487 801638 Email: info@greenwillowsassociates.co.uk
www.greenwillowsassociates.co.uk

Ecological Surveys • Habitat Management • Arboricultural Surveys • Vegetation Clearance

Lucy Pateman
Senior Development Manager Officer (North Team)
Planning Development Control,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon,
PE29 3TN

5th December 2024

Dear Lucy

Re: Biodiversity Method Statement and Bat Mitigation License - 24/00535/PMBPA: White Towers, Wood End, Bluntisham, Huntingdon

Condition 5 of the HDC Decision Letter dated 17th May 2024 stated: 'No development shall commence until a Biodiversity Method Statement which provides details of how the recommendations in the documents specified below will be carried out, has been submitted to and approved in writing by the Local Planning Authority. Bat Letter Report - Recommendations section Preliminary Ecological Appraisal August 2023 - The Required Mitigation Measures in Table 6.1.1 (excluding GCN and Bats Surveys) and recommendations 7.2 through to 7.15 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.'

The principal recommendation in the October 2023 GWA Bat Letter Report was that an application should be made by a Registered Consultant to register the site under the CL21 bat class mitigation scheme.

The October 2024 GWA Biodiversity Method Statement states: 'Once planning consent is granted and a detailed construction schedule/methods of working have been agreed, the Greenwillows Associates Ltd. Registered Consultant will register the proposed development as a BMCL site. The BMS then further details bat mitigation measures (e.g. ecologically supervised soft strip) as well as extensive compensation measures (e.g. integrated bat boxes and bat friendly planting). ***In other words, the principal recommendation of the GWA Bat Letter Report was carried forward to the BMS in full.***

To inform population of a Natural England bat mitigation licence application (as recommended in the GWA October 2023 Bat Letter Report and as per Condition 5 of 24/00535/PMBPA), an update bat emergence survey was undertaken 5th August 2024 to

determine whether the barn (structure B2) and the disused workshop (B3) continue to be used by roosting bats. The survey followed the methodology employed in the two surveys undertaken in 2023, although the bungalow (B1) was not targeted as this is the subject of a different planning application (23/02146/PRI027) for which works had already started.

The August 2024 update survey confirmed a single bat emerging from the fascia of the western elevation of B3. This is consistent with the second survey undertaken 14th September 2023 and the building inspection undertaken 21st September 2023 which both revealed a single roosting common pipistrelle. No bats were confirmed to be roosting in B2 on the update survey. However, it is noted that the confirmed roosts in 2023 were common pipistrelle which is a species known to exhibit 'roost switching'. Moreover, the presumption is that B2 remains a confirmed common pipistrelle roost hence why an application is to be made to register the site under the CL21 Bat Mitigation Class Licence. Accordingly, the methods contained in the licence will specify that sensitive features of B2 are 'soft-stripped' under the supervision of the Registered Consultant even though no bats were detected on the update survey.

The update survey is considered proportionate given the survey effort already undertaken through 2023 and was undertaken principally to inform the pending CL21 application. Moreover, it is considered structures B2 and B3 are materially unchanged since the 2023 surveys/assessment. Although a repeat formal preliminary roost assessment was not undertaken, Greenwillows Associates Ltd. completed a general update site walkover 9th October 2024 which included consideration of the fabric of the buildings onsite.

We have discussed this site with our retained Registered Consultant and he is satisfied that the site meets the conditions for CL21. Moreover, he is happy to register the site and provide supervision for the soft strip of sensitive ecological features. We have also provided the client with a copy of the T&Cs of CL21 and he has agreed to comply with these and will sign the application form to this effect.

I trust this meets the requirements of planning control.

Regards

Alistair Grant



Alistair Grant BSc (Hons) MSc MPhil PhD (Cantab)
Senior Ecologist