Allied Ecology

Protected Species Survey Report

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The Stable off The Avenue

Leighton Bromswold

Huntingdon

PE28 5AW

-

June 2025

Site Details	The Stable off The Avenue, Leighton Bromswold, Huntingdon, PE28 5AW
Client	The Church Commissioners for England
Date of Issue	18/06/2025
Report Reference	25418 – Protected Species Survey Report

Liability

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Unless otherwise stated at Section 6, in relation to specific habitats and faunal species, the findings of the surveys and assessments detailed within this report should be considered as valid and able to be relied upon for a period of up to 18 months. Any alterations to the site boundary and / or proposals may invalidate the recommendations contained within this report.

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1 Introduction

1.1. Background

1.1.1. Allied Ecology has been appointed to carry out a Protected Species Survey of The Stable off The Avenue, Leighton Bromswold, Huntingdon, PE28 5AW (grid reference TL 11305 75498) as shown on Plan 25418-PRSS1 and hereafter referred to as the 'site'.

1.1.2. The site is located within the village of Leighton Bromswold, to the north-west of Huntingdon, and comprises a largely dilapidated stable building, which is currently housing chickens. The site is located within a rural setting and is bound by residential dwellings to the south and west (beyond a public footpath), and agricultural land to the north and east. Beyond Leighton Bromswold lies agricultural land (largely cropland) on all aspects.

1.2. Summary of Proposals

1.2.1. It is understood that, due to the building's proximity to an adjacent footpath and its poor state of repair, the building is proposed for either partial or total demolition.

1.3. Basis of Reporting

1.3.1. This report documents the findings of the baseline ecological survey work and a high-level desktop study, carried out in order to establish whether any protected faunal species may be impacted by the proposed works. This report sets out the likely effects of the proposals in respect of the habitats and faunal features present and, where necessary, any requirements for further Phase 2 survey work, in line with relevant best practice guidance.

1.3.2. Where appropriate, proportionate recommendations for mitigation and / or compensation measures are also provided, in order to ensure that habitats and species of interest remain fully safeguarded under the proposals.

1.4. Lead Surveyor and Author's Experience

1.4.1. The lead surveyor and author is Jon Byrd. Jon is a Chartered Ecologist (CEcol) and Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM), with over 17 years of relevant experience within an ecological consultancy setting and is suitably authoritative to assess the potential effects of the proposals on the habitats and faunal species present.

1.4.2. In addition to being an experienced botanical and habitat surveyor, Jon holds Natural England protected species survey licences for UK bats (Class 2 - CL17/CL18), Barn Owl (CL29), Great Crested Newt (CL08), Dormouse (CL10a), and White-clawed Crayfish (CL11). Jon also holds Natural England Mitigation Class Licences for bats (BMCL - CL21) and Badger (CL35), and has held or been named on numerous standard Natural England mitigation licences for the above species. As such, the findings and assessments detailed within this report can be relied upon to inform the proposals.

2 Methodology

2.1. Desktop Study

2.1.1. A review of information published on the online Multi-Agency Geographic Information for the Countryside (MAGIC) was undertaken, to identify any Natural England mitigation licences granted within 2km of the site.

2.2. Bats - Preliminary Roost Assessment (PRA)

2.2.1. In accordance with best practice guidance[1,2] and aided by the use of ladders, high-powered torches, and binoculars, all safely accessible external and internal areas of the building were subject to a detailed visual inspection survey on 13th June 2025, in order to search for evidence of roosting bats. Evidence may include but not be limited to bats themselves (including deceased), droppings / excreta, feeding / prey remains, possible fur staining, and the sound of bats within a roost.

2.2.2. For buildings, a detailed visual inspection survey comprises searches of accessible external areas including to fascias / soffits, lead flashing, gaps around windows and doors, missing stonework and mortar, where present, to search for features capable of supporting roosting bats, or features capable of facilitating bat access to internal areas of the structure. Internally, all safely accessible areas are searched, including any enclosed roof voids or basements that may be present.

2.2.3. No trees are present within the site or will be impacted under the proposals and as such, no assessment is required.

2.2.4. Where bat droppings (or possible bat droppings) are identified, a sample is collected and submitted to a third-party laboratory for multi-variant polymerase DNA analysis. This approach enables the precise species of bat(s), if present, to be identified and ensures that relevant safeguarding, mitigation, and compensations strategies can be effectively prepared.

Assessment Approach

2.2.5. Based on the findings of the visual inspection survey, the bat roosting potential category of a structure can be classified (see Table 2.1 below). In accordance with best practice guidance, further dusk emergence survey work may be required to determine the status of roosting bats, as detailed below.

Table 2.1. Summary of Bat Roosting Potential Categories and Further Survey Requirements.

Bat Roosting Potential Category	Structure: Typical Features / Evidence Present	Further Survey Requirements to give confidence that an Active Roost(s) is unlikely to be present
High	One or more potential bat roost locations present, which could support a high conservation status roost, with suitable foraging / commuting habitats nearby.	Three dusk emergence surveys.

[1] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

[2] Reason, P.F. and Wray, S (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for development affecting bats.* Chartered Institute of Ecology and Environmental Management, Ampfield.

Moderate	One or more potential bat roost locations present, albeit unlikely to support a high conservation status roost, with suitable foraging / commuting habitats nearby.	Two dusk emergence surveys.
Low	One or more potential bat roost locations present, capable of supporting individual bats, albeit unlikely to be in regular use. Unlikely to be suitable for maternity and not a classic cool / stable hibernation site, but could be used by individual hibernating bats.	A single dusk emergence survey[#].
Negligible	No obvious roosting features, albeit some uncertainty given that bats can make use of otherwise potentially unsuitable features.	No further survey work required.
None	A complete absence of crevices / suitable sheltering opportunities for bats.	No further survey work required.
*Dusk emergence survey work is undertaken during suitable weather conditions / temperatures, between May – August / early September inclusive (for most bat roosting scenarios), with at least two surveys May – August (not into September). [#]Best practice survey guidance confirms that, if sufficient areas of a structure have been inspected and no evidence found, then further surveys may not be appropriate – further conditions apply.		

Survey Constraints and Limitations

2.2.6. All of the survey work detailed above was undertaken at a suitable time of year, under appropriate weather conditions, with access available to all relevant areas of the site. As such no overriding constraints to the assessment were encountered, and the findings of the survey work undertaken can be relied upon to inform the proposals.





2.4. Other Relevant Mammals

2.4.1. No aquatic habitats are present within or adjacent to the site, such that the potential presence of riparian mammals such as Water Vole or Otter can be reasonably assessed as absent from the site, and do not require any further assessment to inform the proposals.

Assessment Approach

2.4.2. A general assessment of the habitats within the site was undertaken by Allied Ecology on 13th June 2025, in respect of their suitability to support other relevant mammals. Any field signs suggesting the presence of other mammal species was observed, including evidence of sheltering, foraging and commuting activity. Information on the presence or potential presence of other mammals was noted and mapped.

Survey Constraints and Limitations

2.4.3. No constraints or limitations to the survey or assessment were encountered. It is considered that the level of survey work carried out provides an accurate baseline to assess the potential

for impacts on other mammals under the proposals, including the requirement for further survey work.

2.5. Great Crested Newt

2.5.1. A general assessment of the terrestrial habitats within the site was undertaken on 13th June 2025, in respect of their suitability to support Great Crested Newt and other amphibians. In addition, the presence of ponds / other suitable aquatic habitats within 250m[3] of the site boundary (identified using Ordnance Survey and satellite imagery) was searched for, in line with best practice guidance[4,5]. Guidance set out by Natural England states that a Habitat Suitability Indes (HIS) assessment incorporating an extended search area of 500m of the site boundary is required where the following factors are identified:

- Data indicates that the pond(s) has the potential to support a large Great Crested Newt population (informed by the results of the desktop study);
- The site footprint contains particularly favourable habitat;
- The development would have a substantial negative effect on that habitat; and
- There is an absence of dispersal barriers.

2.5.2. Habitats within the site are considered not to be particularly favourable (due to a lack of aquatic opportunities) and barriers to Great Crested Newt dispersal are present, such that an assessment of pond presence within 250m of the site remains proportionate.

Survey Constraints and Limitations

2.5.3. No constraints or limitations to the survey or assessment were encountered. It is considered that the level of survey work carried out provides an accurate baseline to assess the potential for impacts on Great Crested Newt under the proposals, including the requirement for further survey work.

2.6. Reptiles

2.6.1. A general assessment of the habitats within the site was undertaken by Allied Ecology on 13th June 2025, in respect of their suitability to support reptiles. Any evidence suggesting the presence or potential presence of reptile species at the site was noted and mapped.

Survey Constraints and Limitations

2.6.2. No constraints or limitations to the survey or assessment were encountered. It is considered that the level of survey work carried out provides an accurate baseline to assess the potential for impacts on reptiles under the proposals, including the requirement for further survey work.

[3] 250m is the typical maximum migratory range of this species, see English Nature (2004) '*An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt* Triturus cristatus'. English Nature Research Report 576

[4] Oldham RS, Keeble J, Swan MJS & Jeffcote M (2000) '*Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*'. Herpetological Journal 10 (4), 143-155

[5] Amphibian & Reptile Groups of the UK (2010) '*ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index*'

2.7. Barn Owl

2.7.1. In line with best practice guidance[6], and aided by the use of ladders, high-powered torches, and binoculars, all safely accessible external and internal areas of the building were subject to a detailed visual inspection survey on 13th June 2025 in order to search for evidence of roosting and nesting Barn Owl. Evidence may include but not be limited to the presence of individual Barn Owls, faecal 'splashings', pellets, prey remains and feathers.

Assessment Approach

2.7.2. Based on the findings of the visual inspection survey, a structure can be classified according to the level of usage by Barn Owl (see Table 2.4 below).

Table 2.4. Summary of classification of structure according to Barn Owl usage.

Level of Barn Owl Usage	Typical Features / Evidence Present
Potential Nest Site (PNS)	Potential Nest Sites comprise trees and built structures which possess a hole, cavity or chamber of a suitable size and structure to provide a suitable Barn Owl nest site. Typical features of PNS's include, albeit are not restricted to: - Agricultural / industrial buildings with suitable access to Barn Owl, with a loft, roof void, blocked chimney, bale stack, ducting or artificial nest box; - Disused / derelict cottages / industrial buildings which possess an open joist, broken ceiling panel, disused chimney or artificial nest box; - Mature trees containing an entrance hole >80mm, backed by a large, dark cavity, and do not offer access to ground level predators; - Outdoor artificial nest boxes erected on poles, trees and buildings; - Waterway, rail or road bridges containing suitable cavities; and - Churches, and chimneys of intermittently-used dwellings.
Active Roost Site (ARS)	An Active Roost Site comprises a place at which breeding does not occur, but where a Barn Owl is seen or heard regularly or its current presence (last 12 months) can be recognised by field signs, such as: - Thick, chalky-white, streaky droppings (commonly referred to as 'splashings'); - Regurgitated pellets; and - Moulted feathers. According to the age and quantity of the field signs observed, it is possible to determine whether an ARS is one which is *occasionally-used* or *regularly-used*, and whether it is a *winter, spring, autumn* or *summer* roost. The field signs will also give an indication of whether the ARS is *recent* (between 12 and 36 months), or *historical* (3 years ago, or more).
Temporary Rest Site (TRS)	A Temporary Rest Site comprises a tree or structure which is used as a temporary night-time stopping place by Barn Owl. Indicative field signs of a TRS include small spots of thick, chalky cream-coloured droppings, which can be accompanied by an occasional pellet or body feather.

6 Shawyer C (2012). Barn Owl Tyto alba Survey Methodology and Techniques for use in Ecological Assessment. Wildlife Conservation Partnership

Occupied Breeding Site (OBS)	An Occupied Breeding Site is a place where breeding is taking place or has done so in the recent past, and can be identified by the presence of the following field signs: - Adult Barn Owls; - Moulted feathers; - Pellets; - Eggs / egg shells; and - Chicks or down. Due to the nesting behaviour of Barn Owl, and lack of obvious field signs at ground level, the presence of an OBS can only confidently be verified by the obvious presence of a juvenile down (or body hair of a juvenile down), or by inspecting the contents of the cavity / feature for the field signs listed above.

Survey Constraints and Limitations

2.7.3. All of the survey work detailed above was undertaken at a suitable time of year, under appropriate weather conditions, with access available to all relevant areas of the site. As such no overriding constraints to the assessment were encountered, and the findings of the survey work undertaken can be relied upon to inform the proposals.

3 Results

3.1. Habitats Overview

3.1.1. The site entirely comprises an existing brick-built stable building, with no otherwise vegetated or semi-natural habitats present. As such, the building does not represent an important ecological feature and the proposals are considered to be of negligible ecological impact at the local level.

3.1.2. The potential for the site and immediately adjacent areas / vegetated habtiats to support faunal species is detailed below.

3.2. Bats

Pre-existing Records

3.2.1. A review of the MAGIC database identified no Natural England bat mitigation licences having been granted within 2km of the site

Survey Results and Evaluation

3.2.2. The on-site building is a single-story, brick-built barn with corrugated concrete (likely asbestos) cladding, supporting a pitched roof of interlocking clay tiles. The roof tiles are unbacked, resulting in a relatively light and draughty internal environment. Access to the internal space for bats would also be possible, due to the presence numerous slipped / missing roof tiles, albeit no evidence of roosting bat presence was recorded during the survey. Timber barn-style doors are present at the southern aspect of the building which have numerous gaps, allowing potentially access for bats. Timber windows are also present, some of which are boarded, albeit gaps present around the boarding would also allow potential access for bats. Numerous skylights present within the roof covering enables considerable light penetration to the interior, and relatively dense cobwebs span the interior of the building, particularly at the eaves. The central section of the building is used to house chickens, and is permanently lit internally.

3.2.3. An exhaustive inspection of all internal and external areas of the building was able to be undertaken.

3.2.4. **No evidence of historic or current roosting bat activity was recorded associated with the building**.

3.2.5. No evidence to confirm the presence of roosting bats was identified within the on-site building during the survey work undertaken. However, and as described at Table 2.1, the building does comprise '*one or more potential bat roost locations present, capable of supporting individual bats, albeit unlikely to be in regular use*'. As such, for the on-site building the **bat roosting potential category is assessed to be 'low'**.

3.2.6. Under relevant best practice guidance, and in order to provide confidence that an active bat roost(s) is not present / would not be impacted by the proposals, a single dusk emergence survey undertaken between May – August will be required. Measures are proposed at Section 4 below in order to ensure that individual bats and local populations remain fully safeguarded during the works



3.4. Other Relevant Mammals

Survey Results and Evaluation

3.4.1. The site itself comprises habitats which are unsuitable to support other notable / protected mammal species.

3.4.2. Other common species in both a local and national context, such as Fox *Vulpes vulpes* and Hedgehog are likely to utilise areas around the site. Fox and Hedgehog are not afforded specific legislative protection, albeit Hedgehog constitutes a Priority Species and as such, represents a material planning consideration. Mitigation measures are proposed at Section 4 to safeguard Hedgehog and other mammals, should they enter the site during the proposed works.

3.5. Great Crested Newt

Survey Results and Evaluation

3.5.1. The site comprises habitats that are unsuitable to support Great Crested Newts, with no aquatic habitats present and only unsuitable terrestrial opportunities provided by the on-site building. Vegetated habitats located immediately adjacent to the building are considered to be unsuitable / provide limited and negligible terrestrial resources to Great Crested Newts.

3.5.2. Two off-site ponds are identified to the south of the site, located ~205m and 225m away respectively, within private residential gardens, with two drainage ditches located ~180m to the west, and a third ~195m to the south, as shown on plan 25418-PSSR2.

3.5.3. At the time of survey, the drainage ditches were found to be entirely dry and supporting terrestrial botanical species only, such that these features are not considered capable of supporting Great Crested Newts.

3.5.4. An assessment of the potential for Great Crested Newts to be impacted under the proposals is set out below, utilising Natural England's 'risk assessment' tool. This is prepared on the precautionary basis that all habitats within the site provide optimal Great Crested Newt habitat, which is clearly not the case. Given the site's separation distance from off-site ponds located within private gardens to the south, and its small size (<0.5ha), undertaking the proposed demolition works would be 'highly unlikely' to result in an offence being committed. Further, more suitable terrestrial opportunities for Great Crested Newt are present in proximity of the ponds, that would provide more appropriate resting places.

Extract from Natural England's Great Crested Newt Risk Assessment tool

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.1
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.1
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

3.5.5. Taking a more precautionary approach, even if the off-site ponds and ditches in proximity provide optimal habitat / support Great Crested Newt populations (which is considered highly unlikely), given the small size of the site and distance from the off-site features, it is considered that no further survey work or post-planning mitigation licensing would be required to inform the proposals, as an offence is 'highly unlikely' to be committed / this species is highly unlikely to be adversely impacted.

3.5.6. Mitigation measures are proposed at Section 4 to safeguard Great Crested Newts, in the highly unlikely event that they enter the site during the proposed works.

3.6. Reptiles

Survey Results and Evaluation

3.6.1. The site comprises an existing building, with no vegetated habitats present. As such, it is highly unlikely that reptile species would be present and / or impacted by the proposals. Vegetated habitats located immediately adjacent to the building are considered to be unsuitable / provide limited and negligible terrestrial resources to reptiles.

3.6.2. Mitigation measures are proposed at Section 4 to safeguard reptiles, in the highly unlikely event that they enter the site during the proposed works.

3.7. Barn Owl

Survey Results and Evaluation

3.7.1. Given the current nature of the on-site building's usage, no suitable Barn Owl nesting habitats are present within the site, and Barn Owl are confirmed as likely to be absent. However, it remains possible that Barn Owl could utilise the barn in the future, for roosting / resting.

3.7.2. On that basis, measures are proposed at Section 4 below, in order to ensure that Barn Owl remain fully safeguarded during works

4 Recommended Precautionary Mitigation and Safeguarding Measures

4.1 Based on the results of the survey work undertaken at the site, it is recommended that the following precautionary mitigation and safeguarding measures are implemented.

Roosting Bats

4.2 **Bats – Update Preliminary Roost Assessment (PRA).** Should a considerable amount of time elapse (>1 year) between the survey work detailed in this report and the proposed works commencing, it is recommended that a further visual inspection survey of the building be undertaken prior to commencement. Such survey work would aim to establish the current status of bats at the site, and to identify any change in the potential for the building to support roosting bats.

4.3 **Bats – Presence / Absence Survey (Building with Low Bat Roosting Potential).** Under relevant best practice guidance, the bat roosting potential category of the on-site building is assessed to be 'low'. As such, and in order to provide confidence that an active bat roost(s) is not present / would not be impacted by the proposals, a single dusk emergence survey undertaken between May – August will be required.

4.4 It is recommended that the findings of this survey work should be detailed within a Bat Survey Report, to provide a detailed account of the survey work undertaken along with proportionate mitigation and safeguarding recommendations, where appropriate.

4.5 Should the presence of an active bat roost(s) be identified as part of this survey work, further dusk emergence survey visits may be required (in accordance with relevant best practice guidance), in order to effectively characterise the status of the identified roost(s) and to inform the most appropriate mitigation and / or compensation strategy. Implementing such a strategy as part of the proposals should aim to ensure that the legislative protection afforded to bats is not breached, and that individual bats / local bat populations remain fully safeguarded at all times.

General Faunal Safeguards

4.6 In order to fully safeguard faunal species, including Badger, other mammals, amphibians, and reptiles during the consented works the following measures are recommended:

- Construction workers will maintain a watching brief for faunal species within the site, during any clearance works;
- Any trenches or excavations left overnight will include a feature(s) for faunal species to escape. Such feature could include a plank of wood or gently graded edge; and
- Any temporarily exposed drains or pipes will be capped off or suitably blocked if left overnight, to avoid occupation by faunal species.

Great Crested Newt

4.7 Great Crested Newts are assessed as highly likely to be absent from the site. However, in the unlikely event that Great Crested Newt, or suspected newt of any kind, is identified during any works, all site works would cease and Allied Ecology contacted for further advice. Consideration will be given to obtaining a Natural England mitigation licence prior to re-commencement, where appropriate.

Barn Owl

4.8 **Barn Owl – Update Survey**. Should a considerable amount of time elapse (>1 year) between the survey work detailed in this report and the proposed works commencing, it is recommended that a further visual inspection survey of the building be undertaken prior to the commencement. Such survey work would aim to establish the current status of Barn Owl at the site, and to identify any change in the potential for the building to support nesting Barn Owl.

Other Nesting Birds

4.9 **Other Nesting Birds – General Safeguards.** No active bird nests were recorded in the building, during the survey work undertaken. Nonetheless, it remains possible that common and widespread species of bird could potentially make use of the building in the future. As such, habitats capable of supporting nesting birds, including the building, should not be subject to damaging / disturbing works during the recognised nesting bird season (March – August inclusive). Where this is not practicable, any habitats capable of supporting nesting birds, including the building, should only be subject to works following a Nesting Bird Survey. This would aim to establish whether any active bird nests are present and, where appropriate, instate an appropriate buffer to the proposed works. Such a buffer should remain in place until the chicks have fledged and the nest becomes inactive. Such surveys must be carried out within three days of clearance works commencing.

5 Conclusions

5.1 Allied Ecology has undertaken a Protected Species Survey Report in respect of the proposals at The Stable off The Avenue, Leighton Bromswold, Huntingdon. This report sets out the results of the baseline ecological survey work out in order to establish the likely effects of the proposals in respect of the features of interest identified and, where necessary, any requirements for further Phase 2 survey work, in line with relevant best practice guidance.

5.2 Survey work undertaken at the site has established that the on-site habitats are of negligible ecological importance. Habitats within the site have the potential to support protected species, and further Phase 2 survey work has been recommended in respect of roosting bats. Proportionate recommendations for mitigation and safeguarding measures are provided in respect of habitats and faunal species, in order to ensure that these features of interest remain fully safeguarded under the proposals.

5.3 To summarise, subject to the recommended mitigation and safeguarding measures, it is considered that no significant harm to any habitats or faunal species of interest will occur as a result of the proposed works.

Plan 25418-PSSR1

Preliminary Bat Roost Assessment (PRA) Survey Results



Key:

Site Boundary

Building with bat roosting potential category of 'low'

No evidence of nesting behaviour by Barn Owl, or Barn Owl presence, was recorded associated with building B1

The Stable off The Avenue, Leighton Bromswold, Huntingdon, PE28 5AW

Preliminary Bat Roost Assessment Results

25418 - PSSR1

June 2025

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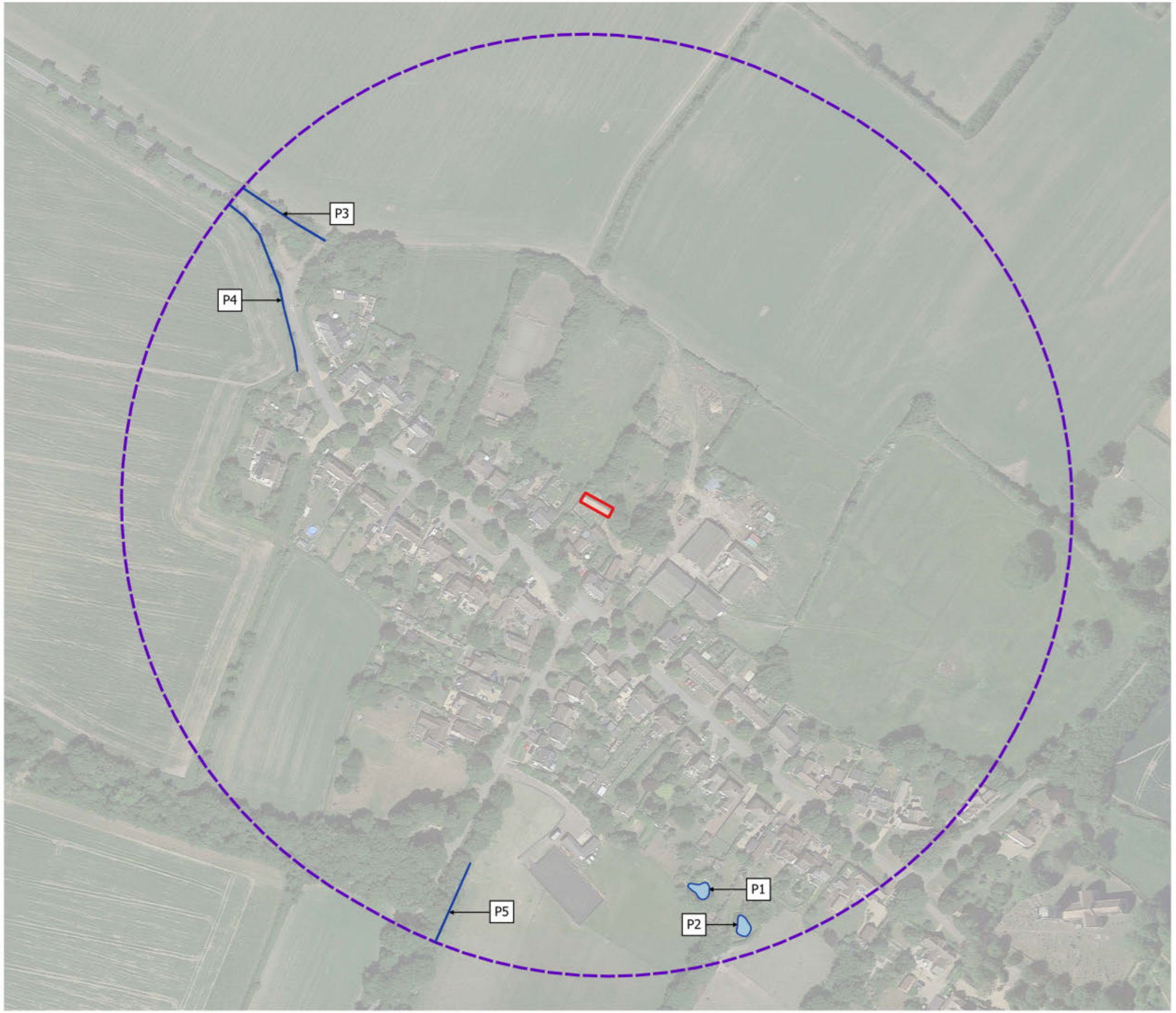
Plan 25418-PSSR2

Pond Locations



Key:

- Site boundary
- 250m buffer to site boundary
- Off-site pond

The Stable off The Avenue, Leighton Bromswold, Huntingdon, PE28 5AW

Pond locations

25418 - PSSR2

June 2025

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Appendix 25418-AE1

Photographs



Photo 1.



Photo 2.



Photo 3.



Photo 4.



Photo 5.



Photo 6.

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