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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

3 Frumetty Lane, Huntingdon, Cambridgeshire, PE28 4DR

Client:

Chris Butler

Survey date:

24th January 2025

Project:

This report is prepared to inform a planning application with the Huntingdonshire District Council. The proposal is described as:

Demolition of a garage. Side extension to replace garage. Rear flat roof extension.

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

Site Location and Context

The survey site is centred on National Grid Reference TL18867563 and has an area of approximately (~) 0.04ha.

The site comprises one dwelling (B1), a garage (B2), with an adjoining porch. and a vegetated garden with scattered trees and mature hedgerows It is situated on the border of the small rural area of Alconbury, Huntingdon. There are scattered trees within the site, extending into the local garden landscape and woodland to the east. Aerial imagery shows the local landscape to have a woodland and arable character. Waterbodies can be found nearby, such as Alconbury Brook located ~0.5km southwest. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.

Survey Details

The site survey was undertaken by Michelle Walding-Kelly BSc (Hons), Graduate Ecologist. The PRA was conducted by Carly Preen BSc (Hons) MSc, Graduate Ecologist. Licenced surveyor on Natural England Bat Licence Number: 2024-12326-CL17-BAT.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
24/01/2025	10	55	150	32	None

Executive Summary

One bat emergence/re-entry surveys are required on B1 and B2 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. Precautionary working methods are also recommended for hedgehogs, amphibians, reptiles and birds. Further details are outlined in the relevant sections of the report.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.
A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Due to seasonal limitations, further surveys within the optimal season for surveying vegetation would normally be required to obtain accurate habitat classification and condition assessment data. However, the delays involved would likely be disproportionate to the predicted likely value of the habitat, as there is more valuable habitat in the nearby area including LMDW. As such, a “worst case scenario” precautionary assessment is applied in line with Statutory Guidance within Biodiversity Net Gain Condition Assessment Criteria. The habitats on site are assigned the highest value realistically possible, with condition scores automatically set as Good). In the interests of proportionality, this assessment should be realistic.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings **(***UKHab codes used)*	The site contains a line of native hedgerow which is listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The site also contains scattered trees and introduced shrubs which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Further notable habitats are present within 2km. **On-site habitat descriptions** **u1** – Built-up areas and gardens [vegetated garden 828, introduced shrubs 847, scattered trees 32] The site contains a well-maintained vegetated garden patch (~0.02ha) with poor condition grassland to the rear (east) and ornamental shrub throughout. The grassland was assessed to have a uniformed sword length of <5cm and approximately four vascular plant species per m^2 including **Dominant** perennial rye grass, red fescue **Abundant** springy turf moss, unidentified *Amaranthaceae* species**, Frequent** smooth cat's ear, creeping buttercup, **Occasional**, snowdrops, hawkbit, **Rare** ground ivy (See Figures 1 to 5). There are two rows of introduced ornamental shrubs to the east and north of the site (See Appendix 1). Species include stinking iris, holly, common lilac, unidentified *Rosaceae* species. The shrubs varied in height between ~0.3m - ~1.5m (See Figures 6 to 10). There are four individual trees on site. Tree 1 (T1) is a *Magnoliaceae* species standing at ~3.5m tall with a canopy of ~2m wide and a DBH of ~10cm. Tree 2 (T2) is a paradise apple tree standing at ~2.5m tall with a canopy spanning ~2m wide and a DBH of ~10cm. Tree 3 (T3) is a mature holly tree standing at ~6m tall with a canopy of ~2m wide and a DBH of ~15cm. Tree 4 (T4) is a mature holly tree standing at ~5m tall with a canopy of ~1.5m wide and a DBH of ~15cm (See Figures 11 to 14). Each of the trees has lifted bark or holes within the bark, all are covered in ivy and none of the trees have a current known pruning regime, which allows each of them to retain ~75% of their natural canopy at this stage of their life.

u1b5 – Buildings

On site there are two buildings and one shed (See Appendix 1). Building 1 is a timber-built house with a porchway connecting to Building 2 which is a brick-built garage with timber cladding (See Figures 15 to 19). The shed is located in the most southerly corner of the site and is regularly used for storage. No signs of habitat value were observed (See Figure 20).

u1b – Developed land/sealed surface

To the front (west) of the property, there is ~0.02ha of concreted and bricked land used as a driveway. It connects around the sides of the dwelling to concrete slabs, creating walkways to the rear of the site (See Figures 21 and 22).

u1c - Artificial unvegetated, unsealed surface

Running along the rear of the dwelling is a network of concrete slabs acting as a walkway and patio (See Figures 23 and 24).

h2a – Native Hedgerow

A good quality privet hedgerow is present on the southwestern side of the site. The hedge measures ~16m in length, ~3m tall with a thick, dense branch width of ~1m (See Figures 25 to 28). Minimal gappage is observed throughout the hedgerow.

Local notable habitats

Habitat Type	Number of Habitats	Distance and Location
Priority Habitat Inventory - Deciduous Woodland	25	~0.2km east
Priority Habitat Inventory - No main habitat but additional habitat exists	5	~0.3km northeast
Priority Habitat Inventory - Traditional Orchards	3	~0.7km south
Floodplain Grazing Marsh	2	~1km northwest
Ancient Woodland	1	~2km northeast

Foreseen Impacts

On-site habitats

The proposed development will result in the loss of ~0.005ha of managed grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats.

	Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the site from such habitats.
Recommendations	**On-site habitats** Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). **Notable habitats** Best practice measures to minimise the possibility of pollution affecting the nearby deciduous woodland must be implemented during construction. **Biodiversity net gain** The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This is mandatory for larger developments and came into force for smaller developments on 2nd April 2024. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (self-build), however the Local Planning Authority may still request a net gain assessment under their own local planning policy.
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. **Statutory designated sites (within 2km)** There are no known statutory sites within 2km of the site. The site lies within the impact risk zone for Brampton Meadows Site of Special Scientific Interest (SSSI), and Brampton Racecourse SSSI. **Statutory designated sites (within 10km)** There are 3 national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:

Designation Type	Designation Name	Distance and Location	Reason for Designation
Special Areas of Conservation	Portholme	~6.5km southeast	This large site represents lowland hay meadows in eastern England. It is the largest surviving traditionally-managed meadow in the UK. It supports a small population of Fritillaria meleagris.
Ramsar	Woodwalton Fen	~8.5km northeast	Internationally important for wildlife and provides a refuge for thousands of species of fen animals and plants, many of which are found nowhere else in the country. More than 1000 beetle species of terrestrial and aquatic have been recorded in the reserve, of which nearly 200 are rare in Britain. Known to support Fen Violet, found in only two other places the UK.
Special Areas of Conservation	Fenland	~8.5km northeast	One of the most extensive examples of the tall herb-rich East Anglian type of M24 *Molinia caerulea – Cirsium dissectum* fen-meadow. It is important for the conservation of the geographical and ecological range of the habitat type. Large areas of calcareous fens, containing such species as black bog-rush, tormentil and meadow thistle. Annex II species present as a qualifying feature, but not a primary reason for site selection • **Spined loach** *Cobitis taenia* • **Great crested newt** *Triturus cristatus*

Non-statutory designated sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from Cambridgeshire and Peterborough Environmental Records Centre (CPERC).

Foreseen Impacts	**On-site designations** No impacts foreseen. **Statutory and non-statutory designated sites** No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Brampton Meadows SSSI, and Brampton Racecourse SSSI. The proposed development type is not listed as a possible high risk for this designation.
Recommendations	**On-site designations** None required. **Statutory and non-statutory designated sites** Best practice measures to minimise the possibility of pollution affecting the nearby designated sites must be implemented during construction. The Local Planning Authority (LPA) may be required to undertake a Habitat Regulations Assessment (HRA) to determine whether there could be any effect on nearby European sites as a result of the proposed development.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.
Foreseen Impacts	N/A
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey Findings	The habitats present on-site, including managed grassland, ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
Foreseen Impacts	Managed grassland (~0.005ha) will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.
Recommendations	No further surveys.

Bats

Summary of Survey Findings

EPSL data

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed. There are 2 EPSLs within a 2km radius of site as detailed below:

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2015-8424-EPS-MIT	Common pipistrelle	~1.2km northeast	Destruction of a resting place
EPSM2013-5430	Brown long-eared bat	~1.6km north	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of managed grassland, scattered shrubs, scattered trees and native hedgerows. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerows on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.

Roosting habitat

Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are two buildings on site; the main house (B1), and a garage (B2). No evidence of roosting bats was identified on or within B1 or B2. No trees are being impacted by the proposed development.

<table>
<tr><th colspan="3">B1 Building description</th><th>Photographs</th></tr>
<tr><td colspan="3">Summary
B1 is a single storey, timber dwelling, with timber cladding. The roof has multiple gaps where tiles have been lost and repaired. Raised tiles are few in number. The wooden cladding fits tight to the wall with no gaps or cracks. There are multiple ingress points into the internal void, but it is likely to prove sub-optimal for roosting bats due to its poor thermal qualities. No evidence of bats was found.

The building has low habitat value.</td><td></td></tr>
<tr><th>Feature</th><th>Materials</th><th>Condition/description/suitability</th><th>Photograph(s)</th></tr>
<tr><td>Walls</td><td>Timber, with timber cladding. Single skin.</td><td>Condition/description
In a weathered condition but sit tight to each other and the building, opening no gaps.

Suitability/access/evidence of bats
Walls present no roosting opportunities for bats.</td><td></td></tr>
<tr><td>Roof</td><td>Tiled</td><td>Condition/description
Gabled roof with tiled roof. There are numerous areas in which missing tiles have been repaired, leaving gaps. The roof tiles fit tightly together with only a few small areas that are lifted.

Suitability/access/evidence of bats
Space under tiles could accommodate crevice dwelling bats, however these are few in number and the plastic internal membrane will provide sub-optimal roosting conditions. The areas in which the roof has been repaired will provide internal access for bats.</td><td></td></tr>
<tr><td>Eaves</td><td>Overhanging. Timber soffits.</td><td>Condition/description
Soffits are in good condition with no cracks or gaps.</td><td></td></tr>
</table>

		Suitability/access/evidence of bats Eaves provide no roosting opportunities for bats, nor would they allow for internal access	
Barge boards/fascia boards	*Timber*	**Condition/description** Bargeboards are in a weathered condition but sit tight to the cladding. There are some areas of lifting. **Suitability/access/evidence of bats** Bargeboards provide roosting opportunities as they lift away from the cladding. These gaps are small and would not sustain large numbers of bats. Gaps at the bargeboards could provide points of ingress to bats.	
Window/doors frames and lintels	Timber	**Condition/description** Windows and doors are tight fitting, with no gaps. **Suitability/access/evidence of bats** Doors and windows provide no roosting opportunities for bats, nor would they allow for internal access.	
Internal voids	Timber rafters and ridge beam. Various lining materials due to roof repairs.	**Condition/description** **Temp: 13.1oc Humidity: 69.7%** The internal void is windy due to numerous tile repairs present on the roof. The lining comprises a mix of plastic, felt, and timber boarding and is in poor condition with numerous areas of damage. There are numerous points of ingress. Timbers are in good condition with no gaps or cracks. **Suitability/access/evidence of bats** The loft void provides sub-optimal roosting to void dwelling species, due to the poor thermal qualities. There are numerous points of ingress which would allow bats access. No evidence of bats was found.	 

B2 Building description			***Photographs***
Summary B2 is a brick-built garage with timber cladding. B2 is adjoined to B1 with a porch. The porch encloses the western elevation of B2. B2 is of the same construction as B1, However the overall condition on B2 is worse in comparison. There are numerous areas of lifted cladding, as well as gaps at the eaves, and raised tiles. The adjoining porch has a corrugated plastic roof, and areas of raised cladding throughout. The building has **low habitat value**.			 
Feature	***Materials***	***Condition/description/suitability***	***Photograph(s)***
Walls	Timber, with timber cladding. Single skin.	**Condition/description** In a weathered condition with multiple areas that are raised. **Suitability/access/evidence of bats** Walls present roosting opportunities for crevice dwelling bats by way of gaps under the cladding.	
Roof	*Slate tiled, and corrugated plastic. Pitched.*	**Condition/description** The area of tiled roof is heavily moss covered which may conceal gaps. There are gaps under the tiles that can be seen. The area of roofing comprised of corrugated plastic is in good condition with no gaps or cracks. The roofs are pitched.	

		Suitability/access/evidence of bats Space under tiles could accommodate crevice dwelling bats and provide internal access. The corrugated plastic sections provide no roosting opportunities.	
Eaves	Overhanging. Timber soffits.	**Condition/description** Soffits are in a weathered condition with numerous areas of lifting, and areas of damage. **Suitability/access/evidence of bats** Eaves provide roosting opportunities by way of gaps between the soffits and the walls. The gaps and damaged areas may also provide internal access for bats.	
Barge boards/fascia boards	*Timber*	**Condition/description** Bargeboards are in a weathered condition with areas of lifting. **Suitability/access/evidence of bats** Bargeboards will provide roosting opportunities as they lift away from the cladding. Gaps at the bargeboards could provide points of ingress to bats.	
Window/doors frames and lintels	Timber	**Condition/description** There are gaps between the doors in B2 and the adjoining porch. **Suitability/access/evidence of bats** Doors and windows would provide internal access for bats.	 

Internal void 2	Timber rafters and ridge beam. Lined with areas of felt and timber. Pitched and gabled. No separate void, open floor to ridge.	**Condition/description** **Temp: 14oc Humidity: 65.2%** There is no separate internal void, the area is open floor to ridge. The timber beams are weathered but have no gaps or cracks. The void is lined with a roofing felt, which is in poor condition with areas of damage. **Suitability/access/evidence of bats** The loft void could provide sub-optimal roosting to void dwelling species, due to the poor thermal qualities. There are numerous points of ingress including gaps in the lining and doors, which would allow bats access. No evidence of bats was found.	 
Internal void 3	Timber beams and ridge beams. Unlined. Pitched and gabled. No separate void, open floor to ridge.	**Condition/description** There is no separate internal void, the area is open floor to ridge. The timber beams have no gaps or cracks. The void is unlined. The corrugated plastic roof allows in significant amounts of light. **Suitability/access/evidence of bats** The loft void could provide sub-optimal roosting to void dwelling species, due to the poor thermal qualities, lack of roosting, and high light levels. There are points of ingress which would allow bats access, via gaps at the doors. No evidence of bats was found.	
Foreseen Impacts		**Roosting habitat [Buildings]** The proposed development will result in the demolition of B2 and an extension to B1. This could result in the damage or destruction of any bat roosts present and could cause disturbance, death or injury to bats. **Roosting habitat [Trees]** There are no trees on site that will be impacted by the proposed development.	

	Foraging and commuting habitat The proposed development will result in the loss of a small area of grassland (~0.005ha) but given the low value and presence of more extensive areas of foraging and commuting habitat in the locality, it is likely to be inconsequential for bats. **Artificial lighting** The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
Recommendations	**Roosting habitat [Buildings]** One bat emergence/re-entry surveys are required on B1 and B2 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. The of survey could be a dawn re-entry survey or a dusk emergence survey if supported by night vision aids (NVA). Three surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. Infrared cameras should also be employed as part of the survey to see where any specific roost locations are located. If any bat roosts are confirmed from this survey schedule, further surveys and a bat license would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. **Roosting habitat [Trees]** None **Foraging and commuting habitat** No further surveys are required. **Artificial lighting** Lighting mitigation may be required based on the outcome of the night bat survey. A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors.

	Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements** Enhancements are dependent on the outcome of further surveys.
Birds	
Summary of Survey Findings	**Buildings** No evidence of nesting birds was identified on or within B1 or B2, however the building is considered suitable for nesting for species such as tits, swifts, and swallows. **Trees and vegetation** No bird nests were identified within the scattered trees or hedgerow on-site, however they all offer nesting opportunities and nest-building resources for birds. **Barn owls** The site does not appear to provide any suitable nesting sites for barn owls. **Overwintering birds** Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
Foreseen Impacts	**Buildings/trees** The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests if present during construction. **Barn owls** None foreseen. **Overwintering birds** None foreseen.

Recommendations	**Buildings/trees** Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. **Barn owls** None required. **Overwintering birds** None required. **Suggested biodiversity enhancements** The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. **Habitat suitability** Habitats recorded on site are assessed to provide foraging, commuting, basking and refuge opportunities for reptiles. The hedgerow provides elevated value for reptiles as they provide a suitable structure for refuge, whilst also providing foraging

	and commuting opportunities. There are also a number of areas with hibernacula which has been created from felled logs which enhance the site for reptiles (See Figures 29, 30, 31 and 32). However, it is important to note that the site is dominated by frequently managed grassland, introduced shrubs, buildings, and hardstanding of limited value to reptiles. These habitats are suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. The site has good connectivity to further suitable reptile habitat in the wider landscape via adjacent gardens, nearby LMDW and riparian vegetation associated with the Alconbury Brook. The presence of commuting and foraging reptiles on site cannot be discounted, albeit likely limited to low numbers. **Wider landscape** The adjacent sections of the Alconbury Brook and LMDW are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.
Foreseen Impacts	Managed grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present. The site does not form a connective pathway or stepping stone between areas of suitable reptile habitat in the wider landscape and the development is unlikely to lead to reptile habitat fragmentation.
Recommendations	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist.

<table>
<tr><td></td><td>Suggested biodiversity enhancements
The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.</td></tr>
<tr><td colspan="2">Amphibians</td></tr>
<tr><td>Summary of Survey Findings</td><td>EPSL and survey data
A review of the MAGIC database returned one granted EPSL records for great crested newts within 2km of the site:

<table>
<tr><th>EPSL reference</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr>
<tr><td>EPSM2011-3335</td><td>~1.6km east</td><td>Destruction of a resting place</td></tr>
</table>

The MAGIC database also returned evidence indicating the presence of great crested newts resulting from historic pond surveys undertaken between 2017 and 2019. These records are located between ~0.5m and 2km northeast and northwest. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m (0.5km) from breeding ponds (Langton et al. 2001). However, the A1 motorway is situated between the site and the closest located record and as such, the great crested newt metapopulation known to be present ~0.5km northeast are not suitably connected to the site.

Aquatic habitat suitability
Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m (0.5km) from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of a six ponds within 500m (0.5km); pond 1 (P1) is located ~0.1km east of the site pond 2 (P2) is ~0.4km east, pond 3 (P3) is ~0.5km northeast, pond 4 (P4) is situated ~0.3km northwest, pond 5 (P5) is ~0.4km southwest and pond 6 (P6) is located ~0.4km south of the site (See Appendix 3).

The site is surrounded by residential properties and roads and as a result these landscape features are likely to represent barriers to dispersal due to general human activity along with heavy traffic flow and high kerbs along the roads, reducing</td></tr>
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<table>
<tr><td></td><td>connectivity to the site for great crested newts. However, the Alconbury Brook is situated ~0.05km south of the site and could provide amphibians with a suitable commuting route to the ponds along the banks.

A pond map showing approximate pond locations is provided in Appendix 3.

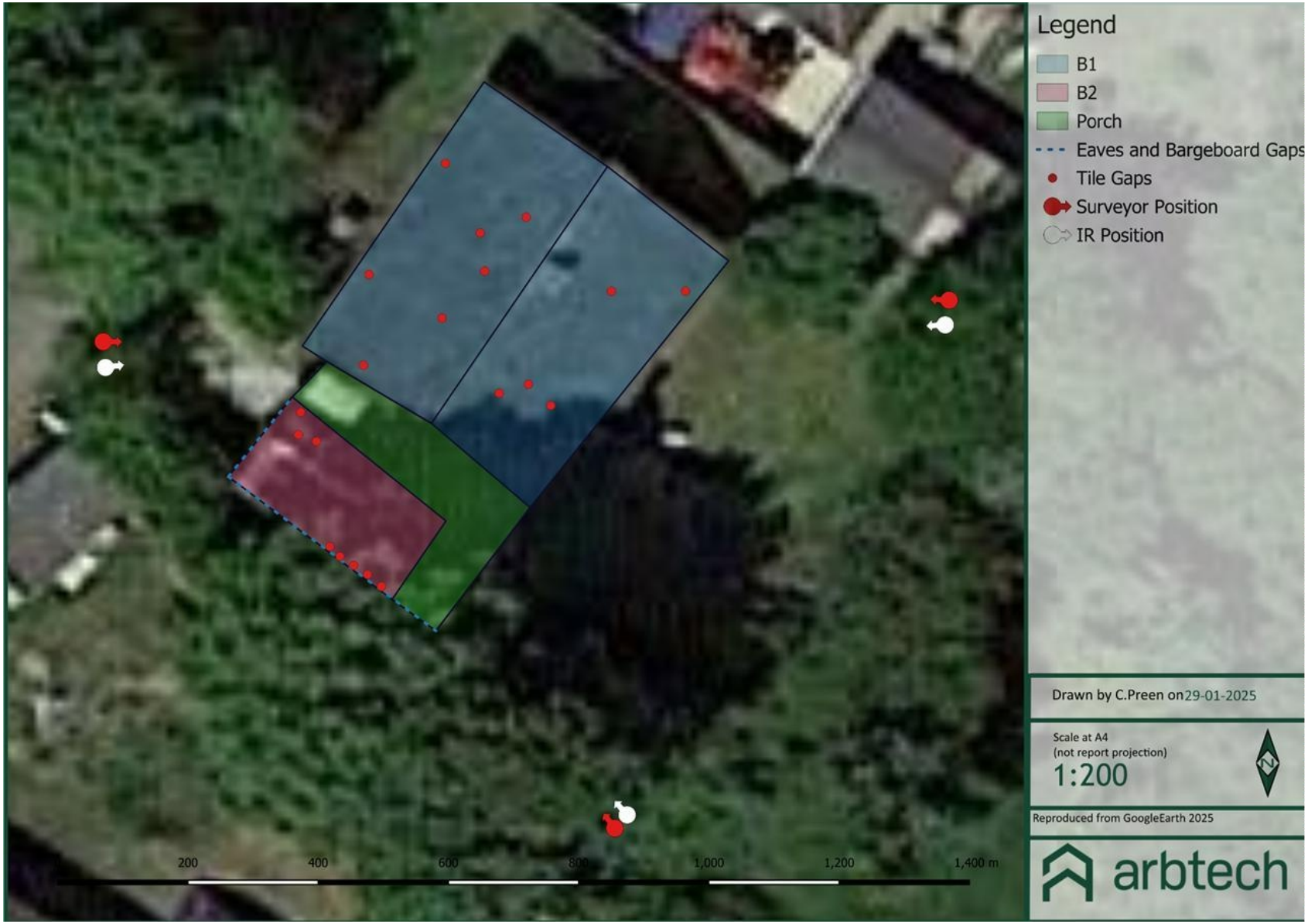
Terrestrial habitat suitability
Areas of shrubbery and hedges may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site.</td></tr>
<tr><td>Foreseen Impacts</td><td>When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of ~0.005ha of managed grassland. If great crested newts are present within the pond ~0.1km to the east of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Green risk score, which states: Offence Highly Unlikely.
<table>
<tr><th>Component</th><th>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)</th><th>Notional offence probability score</th></tr>
<tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr>
<tr><td>Land within 100m of any breeding pond(s)</td><td>0.001 - 0.01 ha lost or damaged</td><td>0.05</td></tr>
<tr><td>Land 100-250m from any breeding</td><td>No effect</td><td>0</td></tr>
<tr><td>Land >250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr>
<tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr>
<tr><td colspan="2">Maximum:</td><td>0.05</td></tr>
<tr><td>Rapid risk assessment result:</td><td colspan="2">GREEN: OFFENCE HIGHLY UNLIKELY</td></tr>
</table>
</td></tr>
<tr><td>Recommendations</td><td>Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:
Vegetation must be maintained at <5cm for the duration of construction to deter amphibians from the working area.
Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.</td></tr>
</table>

	• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements** The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounding by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the immediate surrounding area of the site.
Foreseen Impacts	No impacts are anticipated on badgers as a result of the proposed development.
Recommendations	None required.
Riparian animals	
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. Although the Alconbury Brook is ~0.05km south of the site, there is no suitability on site for otters or water voles and as such it is unlikely that either species would travel to the site.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development, however The proposed development will not result in the loss of any riparian habitats. However, due to the presence of the watercourse within close proximity of the site, indirect effects such as pollution could occur during construction.
Recommendations	Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Habitat suitability** The site lies outside of the known current range for hazel dormice and there are no suitable habitats within the development.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None foreseen.
Other e.g. hedgehog	
Summary of Survey Findings	The managed grassland onsite provides limited foraging and commuting opportunities for hedgehogs, and with woodland habitat nearby, it is unlikely that hedgehogs would use the development site for anything other than commuting or foraging.
Foreseen Impacts	Managed grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map




Legend
B1
B2
Porch
Eaves and Bargeboard Gaps
Tile Gaps
Surveyor Position
IR Position
Drawn by C.Preen on 29-01-2025
Scale at A4
(not report projection)
1:200
Reproduced from GoogleEarth 2025
arbtech
200
400
600
800
1,000
1,200
1,400 m

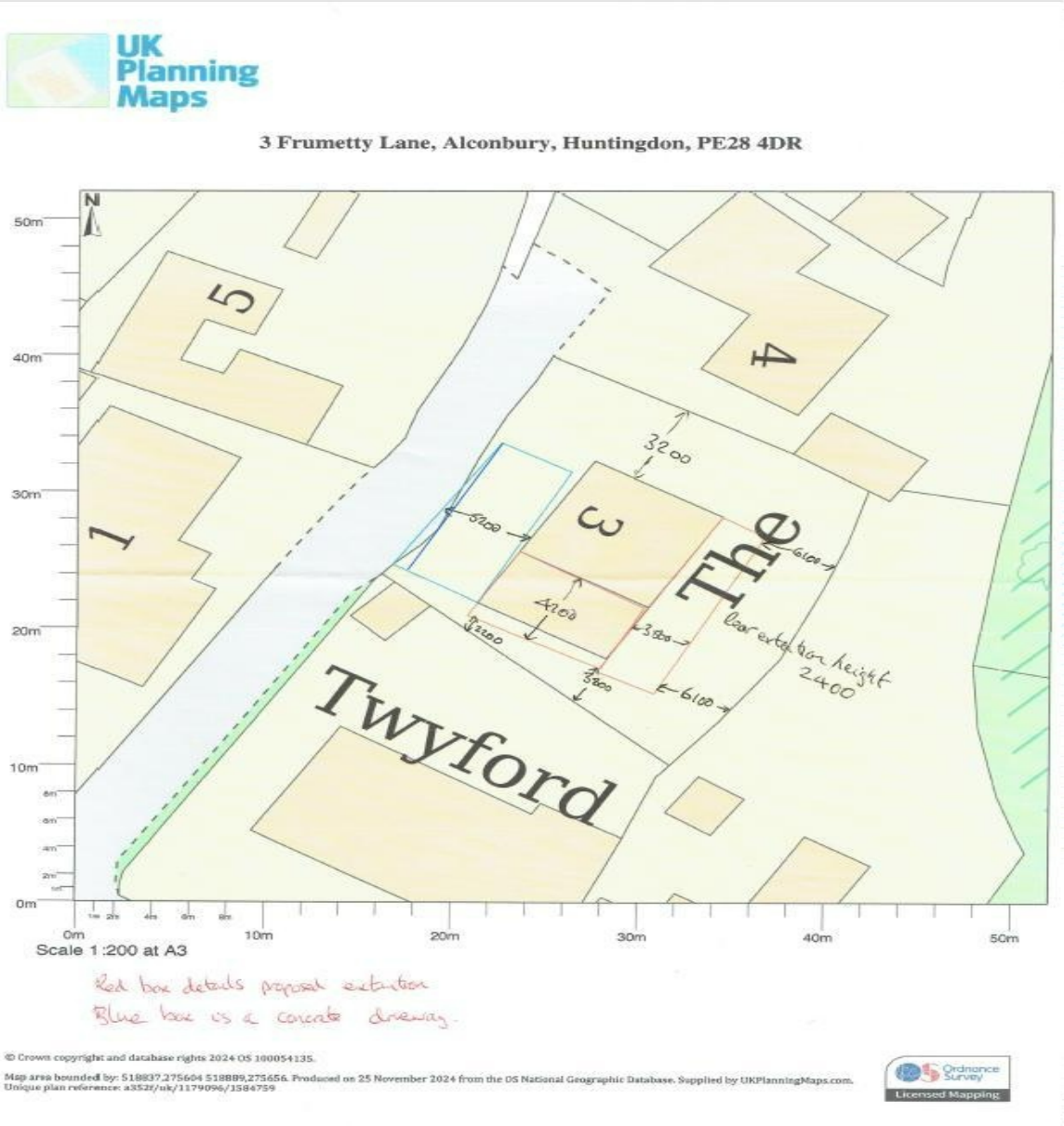
Appendix 2: Location map

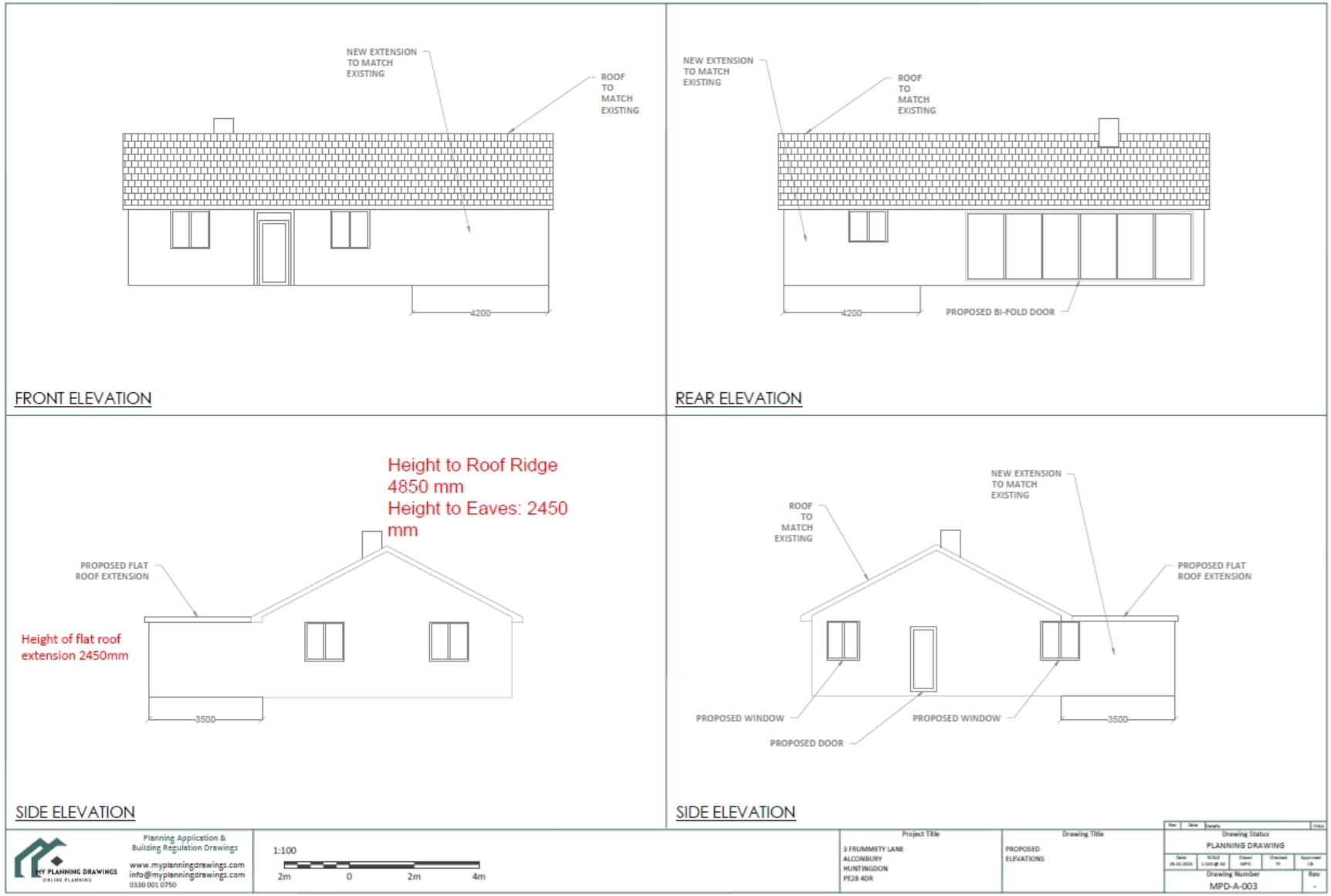


Appendix 3: Pond Location Map



Appendix 4: Proposed plan



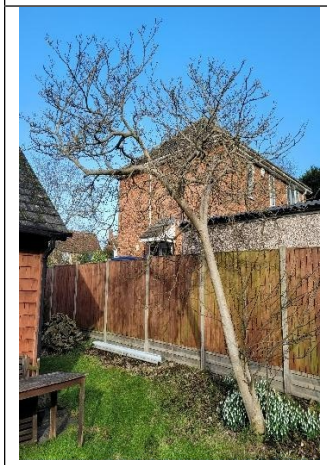

NEW EXTENSION TO MATCH EXISTING
ROOF TO MATCH EXISTING
4200
FRONT ELEVATION
NEW EXTENSION TO MATCH EXISTING
ROOF TO MATCH EXISTING
4200
PROPOSED BI-FOLD DOOR
REAR ELEVATION
Height to Roof Ridge 4850 mm
Height to Eaves: 2450 mm
PROPOSED FLAT ROOF EXTENSION
Height of flat roof extension 2450mm
3500
SIDE ELEVATION
NEW EXTENSION TO MATCH EXISTING
ROOF TO MATCH EXISTING
PROPOSED FLAT ROOF EXTENSION
PROPOSED WINDOW
PROPOSED DOOR
PROPOSED WINDOW
3500
SIDE ELEVATION
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0330 001 0750
1:100
2m 0 2m 4m
Project Title
3 FRUMMETY LANE
ALCONBURY
HUNTINGDON
PE28 4DR
Drawing Title
PROPOSED ELEVATIONS
Drawing Status
PLANNING DRAWING
Drawing Number
MPD-A-003
Rev
-

Appendix 5: Habitat Photos

u1 – Built-up areas and gardens [vegetated garden 828, introduced shrubs 847, scattered trees 32]	
Figures 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14: Species of flora across the site.	
	
	
	










Buildings
Figures 15, 16, 17, 18, 19 and 20: Building 1, building 2 and the shed
 
 
 

u1b – Developed land/sealed surface	
Figures 21 and 22: Driveway to the front of the house	
	
u1c - Artificial unvegetated, unsealed surface	
Figures 23 and 24: Concrete slabs placed around garden to create pathways	
	
h2a - Native Hedgerows	
Figures 25, 26, 27 and 28: Native hedgerows surrounding development site	
	




Hibernacula

Figures 29, 30, 31 and 32: Examples of hibernacula around the site






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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Carly Preen BSc (Hons) MSc, Graduate Ecologist and Michelle Walding-Kelly BSc (Hons), Graduate Ecologist	09/02/2025
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