Land at 4 Ansley Road, Houghton

Preliminary Ecological Appraisal

Russell Payne MCIAT

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Report prepared by: Envance, One St. Peter's Square, Manchester, M2 3DE.

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Reviewed by	Jo Davies BSc (Hons) ACIEEM - Ecologist	Date:	06/11/2026
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Summary

Envance was commissioned by Russell Payne MCIAT to undertake a Preliminary Ecological Appraisal at 4 Ansley Road, Houghton, Huntington, PE28 2DQ (central National Grid Reference TL 28697 72135), hereafter referred to as the 'Site'.

A desk study was undertaken, in addition to an extended UK Hab survey which was conducted on the 3rd November 2026. The site was checked for preferred habitat types, and signs or evidence of protected species and NERC Act 2006 Section 41 species and habitats.

The proposed works are considered to pose a potentially significant risk of adverse effects on the following conservation sites, habitats, and species (receptors) in the absence of mitigation and/or further survey or assessment:

- Priority habitats (lowland mixed deciduous woodland) – Very low risk of pollution.

The following impact avoidance and mitigation actions to be secured by planning condition have been recommended for the construction stage, and in summary consist of:

- Priority habitats - Standard pollution prevention and good practice construction measures should be implemented to avoid contamination of Priority habitats. Measures should include appropriate storage of fuels and chemicals.

Overall, the Site is considered to likely be of low local value for ecology. With the impact avoidance measures undertaken as described the risk of impact to protected and or Section 41 species or habitats from the Proposed Development could be reduced to negligible.

1. Introduction

1.1 Terms of Reference

1.1.1 Envance was commissioned by Russell Payne MCIAT to undertake a Preliminary Ecological Appraisal at 4 Ansley Road, Houghton, Huntington, PE28 2DQ (central National Grid Reference TL 28697 72135), hereafter referred to as the 'Site'.

1.2 Background

1.2.1 It is understood that the PEA is required for full planning application for the demolition of the existing garage and conservatory, and the extension of the existing dwelling (the 'Proposed Development').

1.2.2 Details of the proposed development as it is understood to affect key habitats and features on site are provided at the start of Section 4 of this report.

1.3 Scope of Report

1.3.1 The purpose of this PEA report is in broad terms to undertake the following:

- identify and report to the project team the likely ecological constraints associated with a project, such that the site design can adequately take account of ecological features;
- identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' as defined in BS42020 (BSI, 2013);
- identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
- identify the opportunities offered by a project to deliver ecological enhancement.

1.3.2 Certain species, habitats and nature conservation sites receive legislative protection. Other species/groups and habitats are notable due to their identification in national and/or local planning policy or via local records. An indicative assessment of potential adverse effects to such receptors is provided, although this is not a substitute for full EcIA (CIEEM, 2018) which may be required to fully inform any subsequent planning application along with additional surveys and assessments.

1.3.3 Provisional mitigation and enhancement opportunities are also discussed, where appropriate.

1.3.4 This report serves to indicate the value of the Site for nature conservation as relevant to the purpose of the report based upon the survey and desk study data gathered. As with any assessment of this kind, it is not intended to assess every species present or that could be present. Ecological surveys are limited by factors that affect the presence of plants and animals such as time of year, weather, migration patterns and behaviour. The report is not designed, nor is it required, to present a complete inventory of flora/fauna.

1.4 Report Validity

1.4.1 If the Site boundary alters from that understood for this PEA or the Proposed Development changes from that as described in this report, an updated version of the PEA report would likely be required which may also involve additional survey to ensure validity of the assessment and conclusions.

1.4.2 If Site works do not commence for more than 18 months from the date of the survey undertaken for this report, the ecology of the Site should be re-assessed as the ecological situation may have changed in the intervening time.

1.5 Planning Policy and Legislation Context

1.5.1 Planning policy and guidance considered for this report included:

- National Planning Policy Framework (NPPF);
- National Planning Practice Guidance (NPPG) – Natural Environment.

1.5.2 Legislation considered for this report included:

- Protection of Badgers Act 1992;
- Wildlife and Countryside Act 1981, as amended;
- Countryside and Rights of Way Act 2000;
- Natural Environment and Rural Communities (NERC) Act 2006;
- Conservation of Habitat and Species Regulations 2017, as amended.

1.5.3 Key considerations from 'Chapter 19 of the NPPF: Conserving and enhancing the natural environment' include identifying environmental opportunities by locating areas for enhancement through habitat restoration, and identifying the designated sites and areas of importance that require consideration (MHCLG, 2026).

1.5.4 The NPPF also promotes improving the natural environment through considering the environmental qualities of the land proposed for development, identifying opportunities to strengthen ecological networks extending beyond the site and using green infrastructure as part of the scheme, with appropriate measures in place for long term-management. This is to ensure measurable net gains for biodiversity and enhance the ecological value of the site (MHCLG, 2026).

2. Methodology

2.1 Desk Study

2.1.1 A desk study was undertaken to inform the requirements for survey and obtain additional ecological information outside the scope of field survey. The following information was sought and considered:

- records of legally protected species where legislation relevant to development activities;
- records of Priority Species listed in accordance with Section 41 of the NERC Act (2006);
- records of Priority Habitats listed in accordance with Section 41 of the NERC Act (2006);
- presence of Ancient woodland;
- details of any statutory sites of ecological interest;
- details of any non-statutory sites of ecological interest; and
- presence of any ponds or other waterbodies.

2.1.2 The following sources were consulted to obtain relevant ecological information:

- Cambridge and Peterborough Ecological Records Centre (CPERC).
- Ancient Tree Inventory from the Woodland Trust website (https://ati.woodlandtrust.org.uk)
- Multi Agency Geographic Information Centre (MAGIC) website (www.magic.gov.uk).

2.1.3 The search area for biodiversity information was related to the significance of sites and species and potential zones of influence and set as follows:

- Impact Risk Zones covering the site, then as applicable 15 km around the Site for sites of International Importance (e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites);
- Impact Risk Zones covering the site, then as applicable 2 km around the Site for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSIs), National Nature Reserve (NNR) and species records (e.g. protected or Priority Species);
- 2 km around the Site for sites of County Importance (e.g. Local Wildlife Sites [LWS] sites);
- Ancient woodland parcels within 500 m of the Site as held by MAGIC;
- Ponds and other waterbodies within 500 m of the Site as shown on MAGIC;
- Priority Habitats on or within 50 m of the Site as indicated on MAGIC;
- Ancient and veteran trees on or within 50 m of the site as shown on the Ancient Tree Inventory.

2.1.4 Only ecological features considered to have reasonable potential to be affected by the Proposed Development (ecological constraints) are presented within this report.

2.1.5 An absence of desk study records cannot be completely relied upon to infer absence of a species/habitat as the absence of records may be a result of under-recording within the given search area. Similarly, as biological records are often submitted by members of the public of unknown identification skill or accountability, occasional records, especially outside the species known range or habitats, cannot be completely relied upon to infer presence of that species/habitat.

2.2 Field Survey

Habitats and Plants

2.2.1 A habitat survey was undertaken by Envance ecologist Samantha Hedrick BSc (Hons), on 3rd November 2026. Weather conditions during the survey were clear, still and dry.

2.2.2 The survey followed version 2 of the UK Habitat Classification (UKHab) survey methodology (UKHAB Ltd, 2023), where the habitat types present were recorded, together with the dominant and key indicator species recorded with an indication of their relative abundance using the DAFOR scale (D = dominant, A = abundant, F = frequent, O = occasional, R = rare). Notable, rare or scarce plant species were noted if seen. The Minimum Mappable Unit applied was 25m^2.

2.2.3 Key indicator species were considered to be those specifically listed in the UKHab Classification 2 (UKHab Ltd., 2023) as required to identify the habitat type, ancient woodland species such as those listed within Schedule 2 of the Hedgerow Regulations 1997 as "Woodland Species", and indicator species for the Priority Habitat species rich grassland types as produced by DEFRA (DEFRA, 2025).

2.2.4 Habitats were identified to UKHab level 4 as far as possible, except for modified grassland to level 3 (g4 Modified grassland), native hedgerows taken where possible to level 5 (h2a 5 "Species-rich native hedgerow" and h2a6 "Other native hedgerow", and developed land; sealed surface taken to level 5 (u1b5 "Buildings" and u1b6 "Other developed land").

2.2.5 Any observed plant stands of Invasive Non-Native Species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were also recorded.

2.2.6 Water course habitats wet ditches (ditches estimated from standing water or aquatic vegetation to hold water for more than 4 months of the year), streams, canals and rivers were recorded up to 10 m from the Site as safe access allowed.

2.2.7 This survey method aims to characterise habitats and communities present and is not intended to provide a complete list of all species occurring across the Site, nor a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species.

2.2.8 The habitat survey was extended to also include an assessment of the suitability of habitats present on site for widespread reptiles, bat foraging and commuting potential, great crested newts *Triturus cristatus* and other protected or Section 41 species.

2.2.9 The site survey also included a direct survey for evidence of protected species as far as possible within seasonal constraints, which are detailed following. It should be noted that ecological surveys are limited by factors that affect the presence of plants and animals, such as the time of year, weather, migration patterns and behaviour.

Ancient and Veteran Trees

2.2.10 As the Ancient Tree Inventory is considered to contain only a small proportion of the actual ancient and veteran trees. Where trees on site were observed to potentially exhibit one or more of the following:

- demonstrably great age relative to others of the same species;
- changes to their crown and trunk development indicative of the ancient life stage;

2.2.11 Such trees are indicated as potentially ancient trees according to the definition in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, though ancient tree status is preliminary until confirmed by a suitably qualified arboriculturist.

2.2.12 Where trees on site were observed to potentially exhibit one or more of the following:

- significant decay features such as deadwood, hollowing or signs of advanced decay in the trunk or major limbs;
- a large girth, depending on and relative to species, site and management history as understood;
- a high value for nature, especially in hosting rare or specialist fungi, lichens and deadwood invertebrates;

2.2.13 Such trees are indicated as potentially veteran trees according to the definition in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, though veteran tree status is preliminary until confirmed by a suitably qualified arboriculturist.

2.2.14 It should be noted that veteran and ancient trees which have died are still recognised as such according to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 because they retain significant biodiversity value for many decades.

Badgers

2.2.15 All habitats considered suitable to support badgers within the Site boundary (and accessible land within 30 m) were checked for evidence of badgers.

2.2.16 Evidence of badger occupation and activity sought included:

- Setts: evidence of bedding and paths between setts;
- Latrines: surrounding the vicinity of any setts and other areas within the site often used to mark territory boundaries;
- Commuting and foraging pathways and prints;
- Hairs around any sett entrance or snagged on fencing or barbed wire.

2.2.17 The status and the level of activity of setts identified were noted as follows:

- Main sett: often in continuous use throughout the year with soil excavations outside active entrances, bedding material can be observed outside active entrances or within the immediate vicinity. The size of a main sett can depend on location such as urban and rural environments.
- Annexe sett: usually located close to a main sett and connected by worn pathways. Such setts are not always in use throughout the year.
- Subsidiary sett: often used sporadically during the year comprising fewer holes and not always connected by obvious worn pathways.
- Outlier sett: Can be limited to a single entrance with the absence of any pathways from other surrounding badger setts. Such setts are often only in temporary use during the year.

Bat Roost Potential in Trees – Ground Level Tree Assessment

2.2.18 A Ground Level Tree Assessment (GLTA) for potential to support bat roosts and likely value of Potential Roost Features (PRFs) in accordance with best practice guidance (Collins, 2023), was undertaken of trees on site considered at risk of impact from the Proposed Development. Trees categorised as follows:

- None - No PRFs or highly unlikely to be any;
- FAR - Further Assessment Required as to presence of PRFs;
- PRF - Potential Roost Feature present.

2.2.19 For those trees where at least one PRF was present, the PRFs were categorised as follows:

- PRF – I – potentially suitable for only individual or small numbers of bats due to size/type of feature and limited suitable surrounding connecting and foraging habitat;
- PRF – M – potentially suitable for larger numbers of bats, such as a maternity colony, due to size/type of feature and significant amount of suitable surrounding connecting and foraging habitat.

2.2.20 It should be noted that as this is an assessment from ground level, some PRFs may be missed, and the suitability of the features is estimated and could change following closer at-height inspection.

Bat Roosts in Buildings - Preliminary Roost Assessment

2.2.21 An external and internal assessment (as safe access allowed) of building(s) on site was undertaken for potential bat roosts. This included noting the potential for bats to access internal voids and external crevices, potential suitability of roof voids and other voids, the number of potentially suitable external crevices, and signs of bat activity such as droppings.

2.2.22 Where bat roosts were not themselves found (as they can be hidden in crevices or inaccessible parts of a building), the likelihood of bat roosts occurring was calculated using information on features known from published research to influence bat roost occurrence in buildings. This information was used to calculate the probability of major/maternity roosts or minor roosts of both crevice and void dwelling species occurring in buildings. Bats were divided into major/minor and crevice dwelling (e.g. pipistrelle *Pipistrellus* spp. bats) and void dwelling species (e.g. brown long-eared *Plecotus auritus* and Natterer's *Myotis nattereri* bats) to reflect the different ecology in their roost preferences.

2.2.23 Features used in the calculation included within site variables, such as potential roosting opportunities and the presence or absence of bat signs, as well as off-site variables such as the abundance and availability of foraging habitat, habitat connections and the level of urbanisation around the site.

2.2.24 The calculation was initially developed in 2015 based on the findings from 67 bat surveys of buildings carried out in England and Wales in accordance with Bat Conservation Trust guidelines (Hundt, 2012). The calculation was checked and reviewed in 2021 against the findings of a further 71 bat surveys of buildings undertaken in accordance with Bat Conservation Trust guidelines (Hundt, 2012 or Collins, 2016). A good correlation was found between the predicted level of bat roost occurrence and actual level of bat roost occurrence found in the bat surveys. The calculation was then amended to improve the correlation further.

2.2.25 Likelihood levels were as follows:

- Negligible – bat roost of that type highly unlikely to be present due to lack of sufficient suitable features and/or very low suitability of surrounding habitat.
- Very Low - bat roost of that type very unlikely to be present due to lack of sufficient suitable features and/or very low suitability of surrounding habitat.
- Low - bat roost of that type could be but unlikely to be present, due to lack of sufficient suitable features and/or very low suitability of surrounding habitat.
- Moderate - bat roost of that type could well be present, due to sufficient suitable features and/or very suitability of surrounding habitat.
- High - bat roost of that type likely to be present, due to highly suitable features and/or high suitability of surrounding habitat.

Bat Foraging and Commuting Habitat

2.2.26 The suitability of the type of habitats on site for foraging and commuting bats was assessed based on

guidance in BCT (Collins, 2023) Bat Surveys for Professional Ecologists Good Practice Guidelines as follows:

- None - No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
- Negligible – No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour
- Low – Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
- Moderate – Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
- High - Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

2.2.27 The overall value of the site for foraging and commuting bats was then determined based upon the combination of the suitability of the habitats on site, the extent of them, and the connection to wider habitats for bats using professional judgement as per the BCT guidance (Collins, 2023).

Great Crested Newts

2.2.28 Ponds on site were assessed as safe access allowed for suitability and likelihood of presence of great crested newts by applying the Habitat Suitability Index (HSI) assessment as developed by Oldham et al. (2000). The assessment was based on factors which may influence the likely presence of breeding great crested newts including for example:

- potential for excessive shading;
- presence of fish;
- suitability of pond vegetation;
- pollution or other degradation;
- local habitat context within the landscape.

2.2.29 The site itself was checked at the same time for terrestrial habitats and features suitable for foraging and sheltering great crested newts.

Other Protected/Notable Species

2.2.30 Signs of and potential for other protected, Priority or notable species were recorded as seen.

2.3 Site Specific Limitations

Seasonal Constraints

2.3.1 The survey was undertaken outside the optimum recommended survey period for habitat surveys

(April to August). However, it was considered that sufficient information was available to determine the habitat types on site and their potential to support ecological receptors with a high degree of certainty.

3. Baseline Conditions

3.1 Site Context

3.1.1 The Site is situated to the east of Houghton, a small town located to the east of Huntingdon. The Site is bounded by Home Farm Road to the north, and residential properties to the east, south and west. Houghton centre lies approximately 0.57 km to the south.

3.1.2 The surrounding land consists of residential properties, Back Brook lying 30m north-east of the Site, and open arable and pastoral farmland dominating the wider landscape (Google Earth, 2026).

3.2 Designated Sites

Statutory

3.2.1 The Proposed Development type does not fall within the criteria for an Impact Risk Zone for terrestrial designated sites, indicating that Natural England would not consider the development of the proposed type and scale would be likely to have an impact on terrestrial SSSIs. Impact on terrestrial SSSIs is therefore not considered likely and they are scoped out from further assessment in this report.

3.2.2 The Proposed Development location also does not fall within a zone of influence for recreational pressure impacts to one or more European Sites. Impact on European sites is therefore not considered likely and they are scoped out from further assessment in this report.

3.2.3 Information in **Table 1** is from MAGIC (2026) and linked sites.

Table 1 - Statutory designated sites within 2 km of the Site.

	Location Relative to Site		
Name and Status	**Approximate Distance**	**Direction**	**Cited Habitat and Species Features**
Houghton Meadows SSSI	0.66 km	East	These ridge-and-furrow meadows hold neutral grassland communities of a type now rare in Cambridgeshire and declining nationally. A rich variety of broadleaved herbs is present.
Godmanchester Eastside Common SSSI	1.37 km	West	The site consists of two areas of neutral grassland separated by a dismantled railway line. The main grassland types which are represented are known as calcareous loam and calcareous clay pasture types and both are of restricted extent and distribution.

Non-Statutory

3.2.4 **Table 2** following summarises the non-statutory designated sites, such as County Wildlife Sites (CWSs), Local Wildlife Sites (LWSs), Sites of Interest to Nature Conservation (SINCs) and Roadside Nature Reserves (RNRs), that occur within 2 km of the Proposed Development site and meet at least one of the following criteria for being at reasonable risk of being affected by the Proposed Development:

- occur within 500m of the Proposed Development site;

- are strongly connected by habitat to the Proposed Development site (e.g. by a river or continuous woodland);
- are cited for particularly mobile species such as birds, bats or highly mobile invertebrates (e.g. from Lepidoptera, Hymenoptera and Odonata).

Table 2 - Non-statutory designated sites within 2 km of the Site.

	Location Relative to Site		
Name and Status	**Approximate Distance**	**Direction**	**Cited Habitat and Species Features**
Anglian Meadows CWS	0.25 km	South-east	The site qualifies as CWS because it supports at least 0.05ha of NVC community MG5 Crested Dog's-tail - Black Knapweed grassland. Additionally it supports frequent numbers of at least 8 neutral grassland indicator species.
Houghton Grange Grassland CWS	0.80 km	East	The site qualifies as CWS because it supports at least 0.05ha of NVC community MG5 Crested Dog's-tail - Black Knapweed grassland.
Houghton Meadows Pollard Willows CWS	0.54 km	South	The site qualifies as CWS because it supports at least 5 mature pollard willows in association with other seminatural habitat.
Hemingford Abbots Meadow CWS	0.52 km	West	The site qualifies as CWS because it supports at least 0.05ha of MG5 Crested Dog's-tail - Black Knapweed grassland. Additionally it supports populations of Nationally Scarce vascular plant species.
Hemingford Grey Meadow CWS	1.40 km	East	Supports at least 0.05ha of NVC MG4 (meadow foxtail - greater burnet flood meadow) and supports a population of a Nationally Scarce vascular plant species (*Oenanthe silaifolia*).
Hemingford Grey Gravel Pits CWS	1.41 km	South-east	The site qualifies because it regularly contains 0.5% or more of the total British non-breeding population of Gadwall.
Cow Lane Gravel Pits CWS	1.93 km	West	Supports a population of a Nationally Rare dragonfly (11.2a); at least 0.5ha of NVC S4 (3b); regularly contains 0.5% or more of the total British non-breeding population of Gadwall (9a); contains a large breeding colony of Lesser Black-Backed Gull

3.2.5 Information in **Table 2** and **Figure 1**, which shows all designated non-statutory sites within 2km including any scoped out, is from CPERC (2026).

3.3 Waterbodies

3.3.1 Nearby waterbodies can be significant with regard to particularly amphibians (within 500 m), otters (within 200 m), water voles (within 5 m) and water birds (several kilometres). Minor hindrances to amphibian dispersal are considered to include features such as minor roads, slow-flowing small rivers and streams, arable land and extensive areas lacking in potential amphibian refuges. Major hindrances to amphibian dispersal are considered to include features such as busy roads, built up areas and wide or fast-flowing rivers and streams.

3.3.2 Waterbodies within 500m of the site and hindrances to dispersal onto the site from them are shown in **Table 3** following and **Figure 2**.

Table 3 – Waterbodies identified within 500m of the Site.

Figure Reference	Waterbody type	Approximate Distance from site	Direction from site	Minor dispersal hindrances	Major dispersal hindrances
P1	Garden pond	On site	N/A	None	A garden pond filled with carp, covered with net
W1	Back Brook	30m	North-east	Minor road	Residential estates
P2	Pond	235m	South-east	Brook, minor road	Residential estates
P3	Large pond	422m	South-east	Brook, minor roads	Residential estates
P4	Large pond	406m	North-west	Brook, minor roads	Residential estates, main road

3.3.3 Information in **Table 3** is from Ordnance Survey map OSGB36 as shown in MAGIC (2026) and Google Earth (2026).

3.4 Ancient Woodland

3.4.1 There is no ancient woodland recorded within 500 m of the site (MAGIC, 2026).

3.5 Recorded Ancient and Veteran Trees

3.5.1 There are no ancient or veteran trees recorded within 50m of the site (Woodland Trust, 2026).

3.6 Locally Recorded Priority Habitats

3.6.1 Priority Habitat (NERC Act Section 41 habitats) areas shown in MAGIC (2025) as located on or within 50m of the Site are detailed within **Table 4** and are shown in **Figure 3**.

Table 4 - Priority Habitat Areas within 50 m of the Site.

Priority Habitat Type	Approximate Distance from Site	Direction from Site
Lowland Mixed Deciduous Woodland	5m	South-west

3.6.2 Information in **Table 4** is from MAGIC (2026).

3.7 Site Habitats and Plants

3.7.1 Site habitats, including area habitats, linear (tree line and hedgerow) habitats and water course habitats (as recognised in the Statutory Biodiversity Metric) are mapped in **Figure 4**, and described in **Tables 5** and **6** following according to parcel reference on the figure. Priority Habitat status is as listed for Section 41 of the NERC Act 2006, and distinctiveness based on that given in the Statutory Biodiversity Metric. Key indicator species where found are as described in the method section. Photographs of habitats are shown in Appendix 1.

Table 5 - Description of Site Area habitats.

Reference		Habitat Status		Plant Species	
Parcel	**UKHab Code**	**Priority Habitat**	**Distinctiveness**	**Most common sp.**	**Key Indicator spp.**
A1 (Photograph 1)	u1c	No	Very low	N/A	N/A
A2 (Photographs 2 and 3)	u1b5	No	Very low	N/A	N/A
A3 (Photograph 4)	u1b5	No	Very low	N/A	N/A
A4 (Photograph 5)	u1b6	No	Very low	N/A	N/A
A5 (Photograph 6)	u1b6	No	Very low	N/A	N/A
A6 (Photograph 7)	r1g 41	No	Low	N/A	N/A
A7 (Photograph 8)	g4 828	No	Very low	Perennial rye grass *Lolium perenne*, creeping buttercup *Ranunculus repens*	N/A
A8 (Photograph 9)	g4 828	No	Very low	Perennial rye grass	N/A

Schedule 9 Invasive Non-Native Species

3.7.2 No Invasive Non-Native Species as listed in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were observed during the extended UKHab survey.

Ancient and Veteran Trees

3.7.3 No trees were noted on or adjacent to the site as having potential to be ancient or veteran trees.

3.8 Protected & Priority Species Signs and Potential

Building 1

3.8.1 Externally this building consisted of brick walls, and metal sheet roofing. The garage is used primarily for storage.

3.8.2 There were no external gaps, holes or crevices suitable for bats. Internally (Photograph 10), the garage was very light due to the presence of a large window, with no crevices of suitable size for bats. Wooden

beams were present within the garage, with no potential roost opportunities for bats overall.

3.8.3 No bat or bird nest signs were found internally or externally.

Building 2

3.8.4 This consists of the main dwelling and a conservatory to the rear. The main dwelling consisted of brick walls and an A frame roof, leading to a flat roof. The lower third of the conservatory is brick built, with the remaining two thirds uPVC and glass.

3.8.5 No external crevices were present. The main dwelling was not assessed internally as it will not be impacted by the proposed development, and the conservatory is highly unsuitable for bats due to the light present, the material of the structure and the condition.

Trees

3.8.6 Those trees on and adjacent to the site that were assessed for Potential Roost Features (PRFs) for bats are shown in **Figure 4** and described in **Table 6** following.

Table 6 – Trees Bat Roosting Potential.

Tree reference	Species	PRF Presence	Photo reference (Appendix 1)
T1	Bald cypress *Taxodium distichum*	None	11
T2	Bald cypress	None	12
T3	Silver birch *Betula pendula*	None	13

Ponds

3.8.7 The suitability of ponds on site to great crested newts is shown in Table 9 following, with pond references shown on **Figure 2**.

Table 7 – Waterbody Great Crested Newt Potential

Reference		Suitability Index Scores										Overall	
Pond	Photo	SI1	SI2	SI3	SI4	SI5	SI6	SI7	SI8	SI9	SI10	HSI	Evaluation
P1	7	0.01	0.1	0.9	0.33	1	1	0.01	1	0.33	0.3	**0.22**	**Poor**

Badger Setts

3.8.8 No badger setts or badger signs were found on site.

Other Protected and Priority Species Signs and Potential

3.8.9 Timber fencing along the southern boundary of the site acts as a dispersal barrier from the Priority Habitat woodland present 5m from the Site. The roads along the northern and eastern side were not considered a significant barrier for most species due to their likely low traffic use.

3.8.10 No additional protected or Priority species signs were observed during the site survey.

3.9 Protected & Priority Species Evaluation

Protected Species

3.9.1 **Table 7** following summarises the site evaluation for protected species (some of which are also Section 41 species) where the legal protection is relevant to the Proposed Development.

3.9.2 Note that depending upon the visibility of the species, the absence of signs found during a survey does not necessarily mean the absence of the species, as some species require specialist survey to have a reasonable likelihood of confirming presence/absence. Similarly, absence of desk study records does not guarantee that the species is absent from the area, as presence in desk study records depends

upon local survey effort as well as local species presence. For birds and bats, which can and often do cover large distances readily, it is presumed that all species for which the local area is within their natural range could occur in suitable habitat locally.

3.9.3 Where the likelihood of presence of any protected species or species group was considered to be greater than negligible (highlighted in yellow, amber and red), the legislation surrounding such species and the risk are detailed in the following section.

3.9.4 Species/taxa for which potential to occur within the zone of influence and be impacted is negligible or none (indicated in green) are excluded from further assessment.

Table 8 – Protected Species Evaluation.

Receptor	Desk Study Records	Signs Found	Connectivity to Other Suitable Habitat	Estimated Carrying Capacity	Likelihood of Presence
Badger *Meles meles* – setts	Yes	None	Very low	Low	Negligible
Badgers – commuting and foraging	Yes	None	Very low	Negligible	Negligible
Bats – roosting in buildings	Presumed that all species for which the local area is within their natural range could occur in suitable habitat locally	None	Low	Negligible	Negligible
Bats – roosting in trees		None	Low	Negligible	Negligible
Bats – foraging and commuting		N/A	High	Very low	High
Birds – Schedule 1 nesting	Presumed that all species for which the local area is within their natural range could occur in suitable habitat locally	None	Low	Negligible	Negligible
Birds – widespread species nesting		None	Low	Very low	Low
Great crested newt *Triturus cristatus* - breeding	None	None	Low	Negligible	Negligible
Great crested newt – dispersing and refuges	None	None	Low	Very Low	Negligible
Common lizard *Zootoca vivipara*	Yes – 2.94 km southwest	None	Very low	Negligible	Negligible
Slow-worm *Anguis fragilis*	None	None	Very low	Negligible	Negligible
Grass snake *Natrix helvetica*	Yes – 0.33 km east	None	Very low	Negligible	Negligible
Adder *Vipera berus*	No	None	Very low	Negligible	Negligible

Receptor	Desk Study Records	Signs Found	Connectivity to Other Suitable Habitat	Estimated Carrying Capacity	Likelihood of Presence
Hazel dormouse *Muscardinus avellanarius*	No	None	Very Low	Negligible	Negligible
Otter *Lutra lutra*	Yes – 0.68 km south	None	Negligible	Negligible	Negligible
Water vole *Arvicola amphibia*	Yes – 1.72 km east	None	Negligible	Negligible	Negligible
White-clawed crayfish *Austropotamobius pallipes*	None	None	Negligible	Negligible	Negligible
Other protected invertebrates	None	None	Very Low	Low	Negligible
Protected plants	Green winged orchid – 0.75 km southeast	None	Low	Low	Negligible
Other Locally Recorded Protected species	Harbour seal – 1.22 km south	None	None	None	None

Priority Species Evaluation

3.9.5 **Table 8** following summarises the site evaluation for Section 41 species not covered in the previous protected species evaluation table.

3.9.6 For birds, which can and often do cover large distances readily, it is presumed that all species for which the local area is within their natural range could occur in suitable habitat locally.

3.9.7 For Section 41 species and species groups, the impact risk is detailed in the following section only where it is considered there is a reasonable likelihood of a local population of local conservation significance within the zone of influence, i.e. where there is at least a low likelihood of a greater than very low population within the zone of influence.

3.9.8 Species/taxa where there is not considered to be a reasonable likelihood of a Priority Species population of local significance occurring in the zone of influence are excluded from further assessment.

Table 9 – Priority Species Evaluation

Receptor	Desk Study Records	Signs Found	Connectivity to Other Suitable Habitat	Estimated Carrying Capacity	Likelihood of Presence
Brown hare *Lepus europaeus*	Yes – 0.94 km west	None	Very Low	Negligible	Negligible
European hedgehog *Erinaceus europaeus*	Yes – 1.19 km South	None	Low	Very Low	Low
Polecat *Mustela putorius*	None	None	Low	Negligible	Negligible

Receptor	Desk Study Records	Signs Found	Connectivity to Other Suitable Habitat	Estimated Carrying Capacity	Likelihood of Presence
Harvest mouse *Micromys minutus*	None	None	Low	Negligible	Negligible
Common toad *Bufo bufo*	None	None	Low	Negligible	Negligible
Stag beetle *Lucanus cervus*	None	None	Low	Negligible	Negligible
Priority Butterfly species	None	None	Low	Negligible	Negligible
Priority Moth species	8 species, all originally listed for research purposes only	None	Low	Negligible	Negligible
Other Priority Invertebrate species		None	Low	Negligible	Negligible
Priority Bird species	Presumed that all species for which the local area is within their natural range could occur in suitable habitat locally	None	Low	Very Low	Low
Priority Plant and Fungi species	None	None	Negligible	Negligible	Negligible
Priority Fish Species	None	None	None	None	None
Other Priority Species	None	None	Negligible	Negligible	Negligible

4. Constraints Assessment

4.1 Description of Proposed Development

4.1.1 The Site is approximately 0.06 ha in area. The plan used to determine the boundaries of the site and the risk of impacts from the Proposed Development was Location Plan number 26:1381, dated August 2026.

4.1.2 The Proposed Development is understood to consist of the demolition of the existing garage and conservatory, and the extension of the existing dwelling. Developed land; sealed surface will be lost to the proposed development, with all habitats that have a biodiversity value including the pond and trees being retained. Building 1 will be demolished in its entirety, with only the conservatory of building 2 being demolished. The main dwelling of building 2 will be retained and not impacted by the Proposed Development

4.2 Designated Sites

Statutory Designated Sites

4.2.1 Given the type of the Proposed Development and the Impact Risk Zones that the site falls within, Natural England do not consider impact on terrestrial statutory designated sites reasonably likely, and given the distance to the coast, impact on marine statutory designated sites is also considered unlikely,

and therefore it is considered no further survey or mitigation is required in respect of statutory designated sites.

Non-Statutory Designated Sites

4.2.2 Although there were two CWS within relatively close proximity of the site, given that the CWS were over 100m away from the development, poorly connected ecologically and shared no cited habitats in common with the site, the risk of impact to any non-statutory wildlife sites from the Proposed Development is considered to be negligible.

4.3 Habitats

Ancient Woodland

4.3.1 Natural England guidance is that ancient woodland is an irreplaceable habitat and that planning permission that would negatively impact ancient woodland should be refused unless there are both wholly exceptional reasons and a suitable compensation plan in place.

4.3.2 As the nearest area of ancient woodland was located over 50m from the site, the risk of impact on ancient woodland is considered to be negligible.

Ancient and Veteran Trees

4.3.3 Natural England guidance is that ancient and veteran trees are irreplaceable habitats and that planning permission that would negatively impact ancient or veteran trees should be refused unless there are both wholly exceptional reasons and a suitable compensation plan in place.

4.3.4 As the nearest area recorded ancient or veteran trees was located over 50m from the site, and no suspected ancient or veteran trees were noted on site, the risk of impact on ancient or veteran trees is considered to be negligible.

Priority Habitats

4.3.5 Certain habitats qualify as NERC Act 2006 Section 41 habitats if they meet specific criteria. The conservation of any Section 41 habitat is a material consideration for any planning application.

4.3.6 There is Lowland Mixed Deciduous Woodland 5m south-west of the site. There will be no direct impacts to the priority habitat, however due to a low risk of pollution from dust created during demolition, the risk of impact on priority habitats is considered to be low.

Schedule 9 Invasive Non-Native Plant Species and Crayfish

4.3.7 It is illegal under the Wildlife and Countryside Act 1981 (as amended) to cause species listed under Schedule 9 of that act to spread in the wild.

4.3.8 No Japanese knotweed or other Schedule 9 plant species were observed on site during the survey nor considered likely to occur on site and be spread by the Proposed Development.

4.3.9 As the Proposed Development is not expected to impact any waterbodies, the risk of the Proposed Development spreading non-native crayfish or other aquatic species listed on Schedule 9 is considered negligible.

4.4 Protected Species

4.4.1 Impact risk to protected species is shown in **Table 9** following.

4.4.2 Works hazards considered are based on the understanding of the Proposed Development as described in the introduction of this report and include those from construction and any additional hazards

expected from operation.

4.4.3 Potential effects are described as relevant to the wildlife legislation described in the introduction, which may include for example depending upon the receptor: harm, loss of refuges, obstruction of access to refuges, loss of population or supporting habitat (the latter thereby affecting local conservation status as relevant to species also covered by NERC Act Section 41).

4.4.4 Recommendations are made proportionate to risk of impact and the relevant wildlife legislation. Risk takes into account the population size class exposed and the likelihood of receptor occurring, as well as the severity of the potential effect.

Table 10 – Protected Species Impact Risk Assessment.

Potential Receptor	Potential population size class exposed	Likelihood of receptor occurring	Works hazard	Potential effect if receptor present	Outline Recommendations (Detailed in Section 5)
Badger – setts	Low	Negligible	Groundworks near sett	Damage to sett	None as negligible likelihood of receptor occurring.
Badgers – commuting and foraging	Negligible	Negligible	Holes from groundworks, pipes	Trapping and harm to small numbers of individuals	None as negligible likelihood of receptor occurring.
Bats – roosting in buildings	Negligible	Negligible	Demolition of buildings	Harm to low numbers of bats and loss of minor roost	None as no PRFs are present within the buildings.
Bats – roosting in trees	Negligible	Negligible	Noise	Disturbance to bats in roost	None as the trees are not being impacted by the development, and no PRFs are present.
Bats – roosting in trees	Negligible	Negligible	Lighting falling on trees with PRF	Disturbance of bats in roosts, obstruction of access to roosts	None as no PRFs are present.
Bats – foraging and commuting	Very low	High	Vegetation clearance	Loss of access to foraging/commuting habitat	None due to no vegetation being removed.
Birds – Schedule 1 nesting	Negligible	Negligible	Tree and shrub clearance	Harm or disturbance to nesting birds	None as negligible likelihood of receptor occurring.
Birds – widespread species nesting	Very Low	Low	Tree, shrub, climbing plant clearance	Harm to nesting birds	None due to no vegetation being removed.
Great crested newt - breeding	Low	Negligible	Ground works	Harm and loss of habitat for breeding	None as receptor highly unlikely to be present.
Great crested newt – dispersing and refuges	Very Low	Negligible	Ground works	Harm and loss of terrestrial refuges	None as receptor highly unlikely to be present.

Potential Receptor	Potential population size class exposed	Likelihood of receptor occurring	Works hazard	Potential effect if receptor present	Outline Recommendations (Detailed in Section 5)
Common lizard	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
Slow-worm	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
Grass snake	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
Adder	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
Hazel dormouse	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
Otter	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
Water vole	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
White-clawed crayfish	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
Other protected invertebrates	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
Protected plants	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.
Other Locally Recorded Protected species	Negligible	Negligible	Ground works	Harm and loss of population	None as receptor highly unlikely to be present.

4.5 Priority Species

4.5.1 Impact risk to Priority Species is shown in **Table 10** following. Works hazards considered are based on the understanding of the Proposed Development as described in the introduction of this report and include those from construction and any additional hazards expected from operation. Potential effects are as relevant to the NERC Act 2006, namely potentially significant effect on local population or supporting habitat.

Table 11 – Priority Species Evaluation.

Potential Receptor	Potential population size class exposed	Likelihood of Receptor occurring	Works hazard	Potential effect if receptor present	Outline Recommendations (Detailed in Section 5)
Brown hare *Lepus europaeus*	Negligible	Negligible	Herbaceous vegetation clearance	Loss of very minor supporting habitat	None as risk to local conservation status not significant.
European hedgehog *Erinaceus europaeus*	Very Low	Low	Ground works and scrub/herbaceous vegetation clearance	Loss of very low number of individuals, loss of minor supporting habitat	None as risk to local conservation status not significant.
Polecat *Mustela putorius*	Negligible	Negligible	Ground works destroying rabbit holes	Loss of very low number of individuals	None as risk to local conservation status not significant.
Harvest mouse *Micromys minutus*	Negligible	Negligible	Herbaceous vegetation clearance	Loss of very low number of individuals, loss of supporting habitat	None as risk to local conservation status not significant.
Common toad *Bufo bufo*	Negligible	Negligible	Ground works	Loss of very low number of individuals, loss of supporting habitat	None as risk to local conservation status not significant.
Stag beetle *Lucanus cervus*	Negligible	Negligible	Removal of stumps, scrub and trees during ground works	Loss of supporting habitat	None as risk to local conservation status not significant.
Priority Butterfly species	Negligible	Negligible	Vegetation clearance	Loss of very low number of individuals, loss of supporting habitat	None as risk to local conservation status not significant.
Priority Moth species	Negligible	Negligible	Vegetation clearance	Low	None as risk to local conservation status not significant.
Other Priority Invertebrate species	Negligible	Negligible	Vegetation clearance	Very Low	None as risk to local conservation status not significant.

Potential Receptor	Potential population size class exposed	Likelihood of Receptor occurring	Works hazard	Potential effect if receptor present	Outline Recommendations (Detailed in Section 5)
Priority Bird species	Very Low	Low	Vegetation clearance	Low	None as risk to local conservation status not significant.
Priority Plant and Fungi species	Negligible	Negligible	Ground works and vegetation clearance	Negligible	None as risk to local conservation status not significant.
Priority Fish Species	None	None	Pollution	None	None as risk to local conservation status not significant.
Other Priority Species	Negligible	Negligible	Ground works, pollution	Negligible	None as risk to local conservation status not significant.

5. Recommendations

5.1 Impact Avoidance, Further Survey and Mitigation

5.1.1 Details of recommendations to address the potential effects identified in Section 4 of this report are provided in **Table 11** following, together with the expected development stage for this (to inform planning application, pre-commencement, groundworks, construction, post-construction) and any expected seasonal constraints to delivery.

5.1.2 Note that the scope of surveys and mitigation/design considerations may alter as more data is gathered.

5.1.3 It is recommended that, if the Local Planning Authority are minded to grant planning consent, the recommendations described below be conditioned.

Table 12 - Potential receptors impact avoidance, survey and mitigation recommendations.

Potential Receptor	Recommendation Detail	Development Stage	Seasonal Constraints
Priority Habitats (Lowland Mixed Deciduous Woodland)	Standard pollution prevention and good practice construction measures should be implemented to avoid contamination of nearby Priority Habitats. Measures should include appropriate storage of fuels and chemicals.	Construction	None

6. Conclusion

6.1.1 Overall, the Site is considered to likely be of low local value for ecology. With the impact avoidance measures undertaken as described the risk of impact to protected and or Section 41 species or habitats from the Proposed Development could be reduced to negligible.

7. References

CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal, 2nd edition*. Chartered Institute of Ecology and Environmental Management, Winchester

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Woodland Trust (2025). *Ancient Tree Inventory*. Accessed November 2026. https://ati.woodlandtrust.org.uk/ Woodland Trust, Grantham.

8. Figures

Figure 1. Statutory and Non-Statutory Designated Sites within 2km

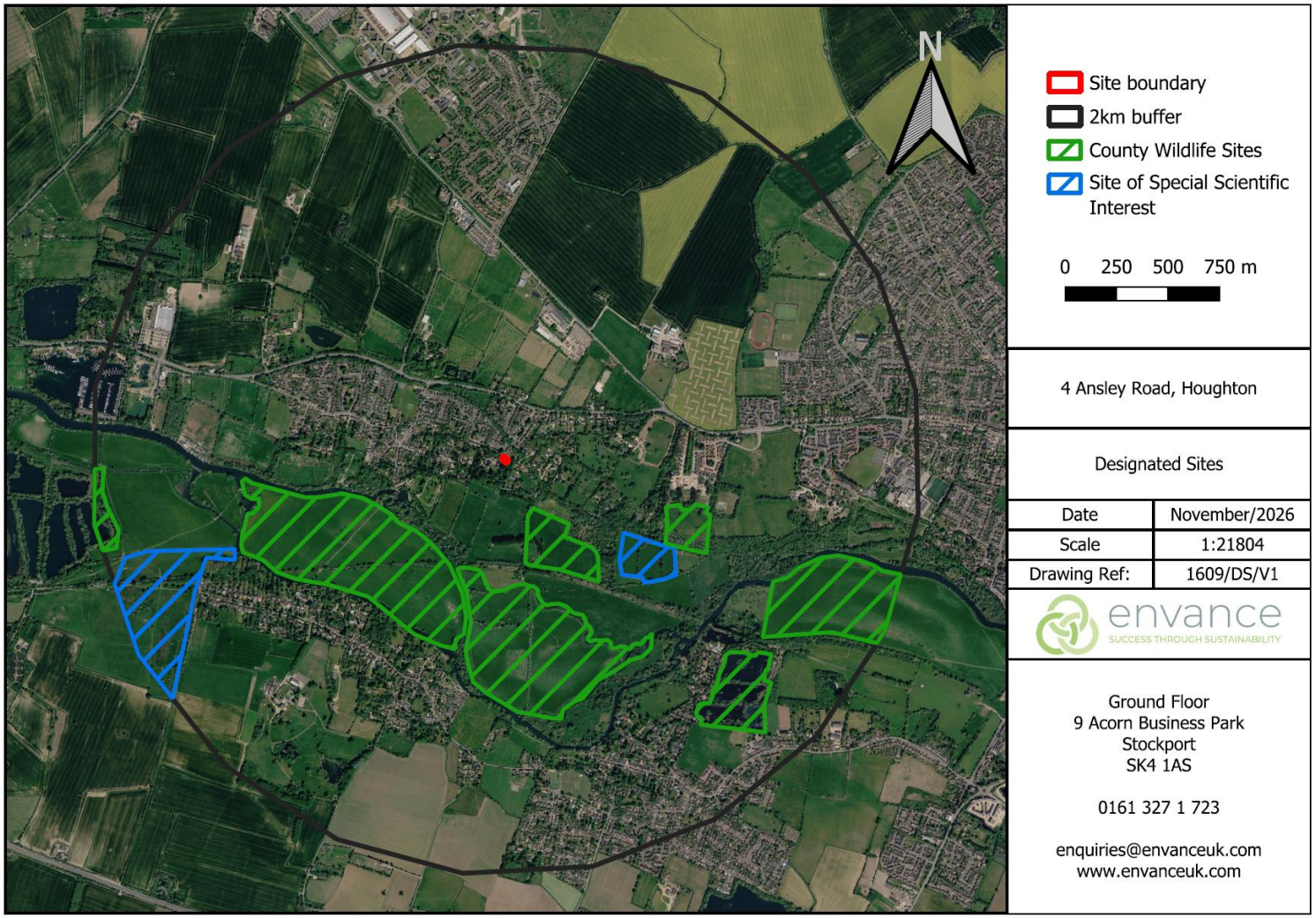


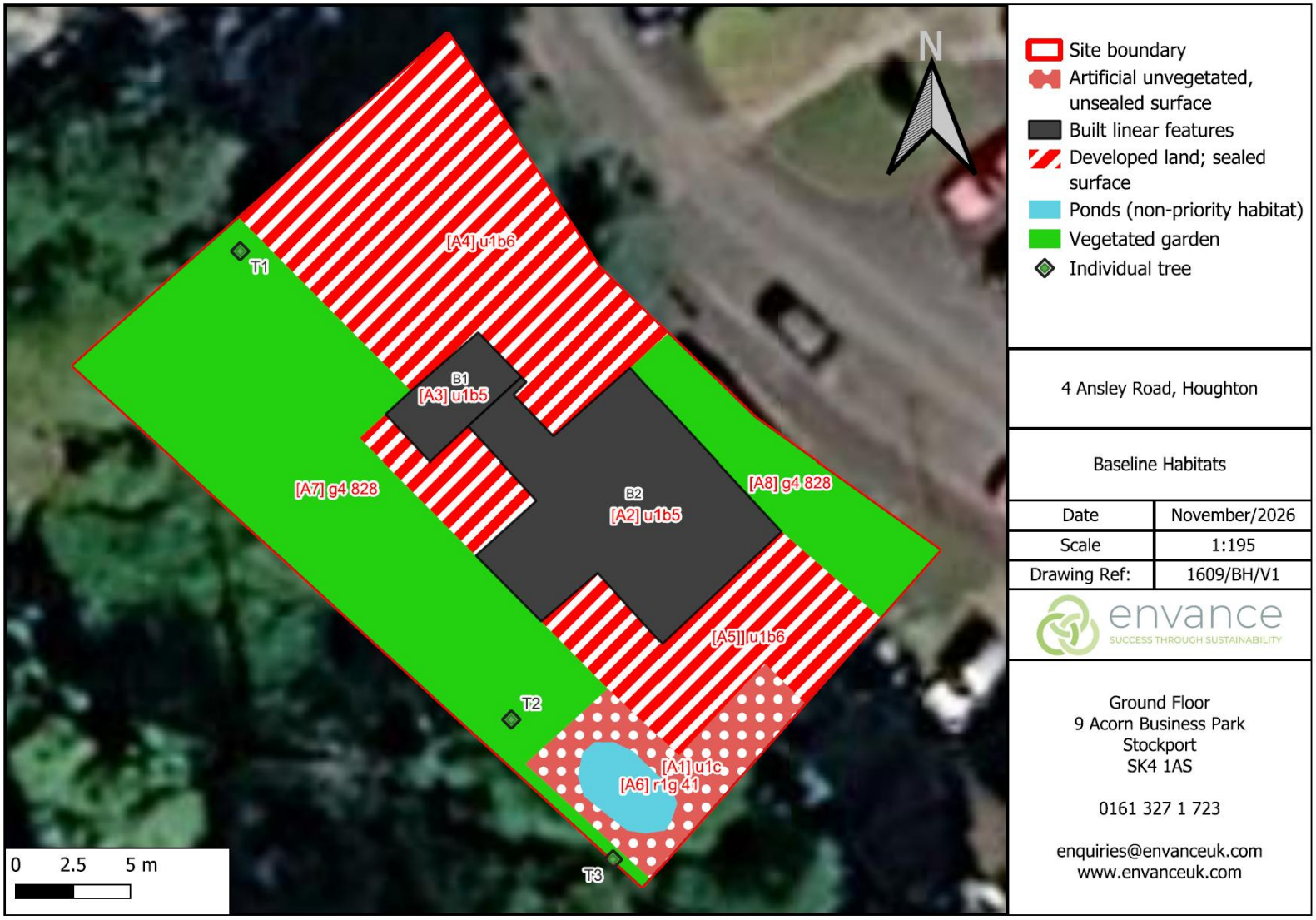
Figure 2. Waterbodies within 500m



Figure 3. Priority Habitats within 50m



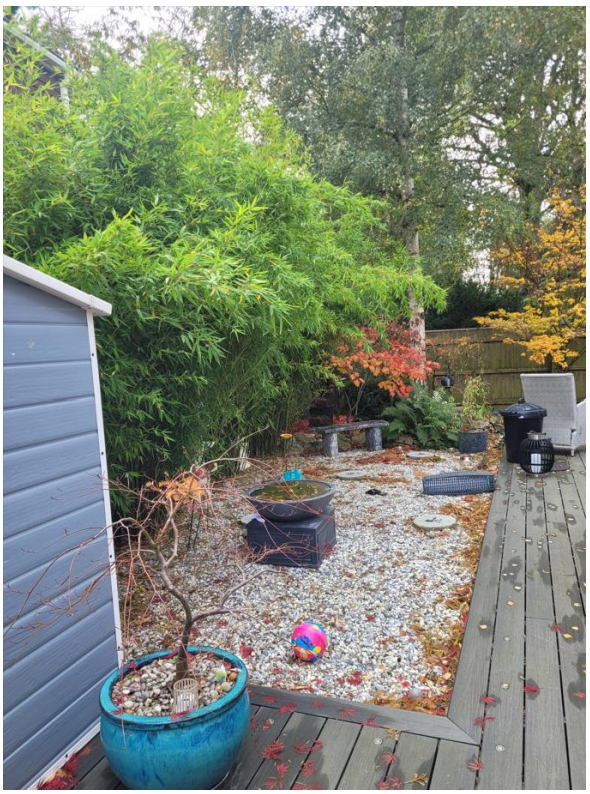
Figure 4. Baseline Habitats



Appendix 1. Photographs

The following photographs were all taken by Samantha Hedrick BSc (Hons) on the 3rd November 2026.

Photograph 1 – Artificial unvegetated, unsealed surface



Photograph 2 – Building 2, main dwelling



Photograph 3 – Building 2, conservatory



Photograph 4 – Building 1, garage



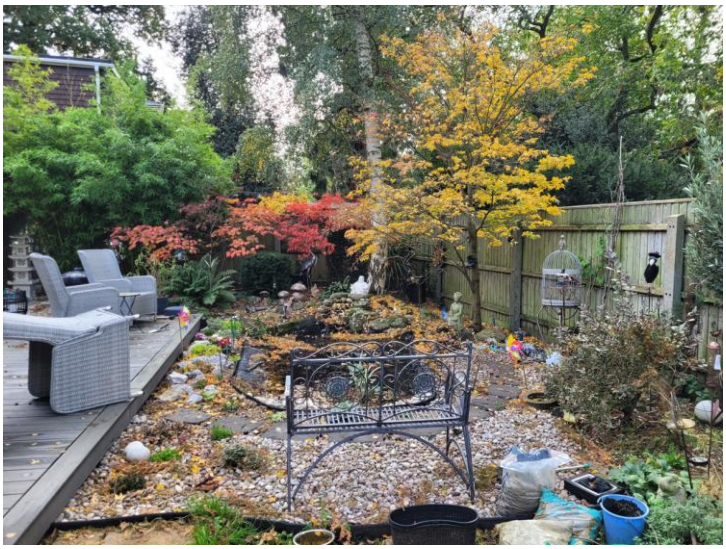
Photograph 5 – Developed land; sealed surface



Photograph 6 – Developed land; sealed surface



Photograph 7 – Pond



Photograph 8 – Vegetated garden



Photograph 9 – Vegetated garden



Photograph 10 – Building 1, internal



Photograph 11 – T1



Photograph 12 – T2



Photograph 13 – T3

