Land at Glebe Farm, Kings Ripton

Biodiversity Method Statement

Glebe Farm Foods

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Report prepared by: Envance, Westminster House, 10, Westminster Road, Macclesfield, SK10 0BX

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1. Introduction

1.1 Purpose and Scope

1.1.1 This Biodiversity Method Statement (BMS) has been prepared on behalf of Glebe Farm Foods to support a full planning application for a development at land at Glebe Farm, School Lane, Kings Ripton, PE28 2NL (central National Grid Reference TL 26420 76567) hereafter termed the 'Site'

1.1.2 This BMS has been produced to help discharge part b of planning condition 4 (below) of the planning permission for the site (parts a, c and d are addressed in separate documents).

1.1.3 Planning condition 4, states that:

"4. Condition. No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG).

These details shall include:

a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements (whichever applies), statutory biodiversity credits and trading summary (whichever applies).

b) A Biodiversity Method Statement which provides details of how the recommendations contained within Section 5 of the submitted Preliminary Ecological Appraisal (V1) prepared by Envance, dated 9th of April 2026 and received by the Local Planning Authority on the 14th of April 2026 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.

c) A management and monitoring plan for on-site biodiversity net gain including 30-year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencement of development, to ensure the BNG is progressing towards achieving its objectives;

d) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). "

2. Site Description and Project Summary

2.1 Site Description

2.1.1 The Site is located within Glebe Farm, to the east of the village of Kings Ripton, Cambridgeshire. The Site itself lies within the wider farm complex and is bordered by an agricultural field to the east, with farm buildings and associated industrial agricultural land surrounding the remaining boundaries. The town of Huntingdon lies approximately 3.5 km to the southwest, although the immediate landscape surrounding the Site remains agricultural in nature.

2.1.2 The site is approximately 0.95 ha in area and the baseline survey identified that the site comprised two habitat types including modified grassland, other neutral grassland and developed land sealed surface. The off-site area to be enhanced is located within Glebe Farm Foods, Kings Ripton, and is approximately 0.27 ha. The baseline habitat for this area is cropland. No watercourses or hedgerows were present within either area, however Bury Brook is located 38m north-west of the construction site. The baseline habitats for both on-site and off-site areas can be found in Figure 1. In order to achieve a 10% gain and to satisfy trading rules, both the on-site modified grassland and the off-site cropland will be enhanced to other neutral grassland in moderate condition. Full details of the baseline survey are provided in the Biodiversity Gain Plan (Envance 2026)

2.1.3 The Proposed Development is understood to consist of the construction of a grain store (approx. 40m x 62m) to enable separation of different crops within the Site. These proposals are set out in the landscape plan provided (**25:1350/2 Rev B);** henceforth referred to as the 'Proposed Development').

2.1.4 As the proposed development consisted of the removal of more than 25m^2 habitat area, both a Preliminary Ecological Assessment (PEA) and Biodiversity Net Gain Assessment were submitted alongside the planning application.

2.2 Planning Reports

2.2.1 Reports and plans relevant to this BMS, either previously submitted, or to be submitted in support of the planning application, are listed below:

- Envance. (2026). Land at Glebe Farm – Biodiversity Net Gain Assessment.
- Envance. (2026) Land at Glebe Farm – Preliminary Ecological Appraisal.

2.3 Project Summary

2.3.1 The Site post-development will predominantly be comprised of urban habitats such as developed land; sealed surface (building), with other neutral grassland, in moderate condition, replacing modified grassland habitat currently in situ to the south and north-east.

2.3.2 The off-site area will be enhanced from cropland to other neutral grassland in moderate condition, and this can be seen in Figure 2.

3. Impact Avoidance, Mitigation and Enhancement Implementation Plan

3.1 Pre-construction

3.1.1 In order to prevent any waterbodies, such as Bury Brook, becoming impacted; appropriate mitigation will be required. This includes the following:

- The appropriate storage of fuels and chemicals, with all fuels and chemicals being stored a minimum of 10m away from the watercourse.
- Spill kits on site and management of surface water runoff. This management can include installing cut-off ditches around the perimeter of the construction zone to allow runoff to be diverted around the site, without contaminating nearby watercourses. These ditches should be at least 10m away from a watercourse.
- Silt fencing can be installed along the lower contours of the site to slow down run off and allow sediment to settle naturally.
- Properly positioned waste stores are recommended to prevent contamination of the watercourse.

3.1.2 As badgers tend to create new badger sett entrances regularly, it will be necessary for a pre-commencement check of the Site to be completed, no more than 3 months prior to construction. If any badger setts are present during the pre-commencement check, a further survey may be required to determine if the sett is still active. If required, a buffer zone will need to be established to ensure the protection of the sett. This will include a 30m exclusion zone around all identified entrances.

3.1.3 All vegetation clearance is recommended to be carried out between October and February to avoid nesting bird season. However, if this is not possible, an ecologist must carry out a pre-commencement nesting bird check within 48 hours prior to construction commencing. If a nest is present, it must be protected from harm by a buffer zone to be determined by the ecologist until the nesting attempt is complete. The ecologist will confirm when the nest is no longer active, and the vegetation clearance can continue.

3.2 During construction

3.2.1 General management practices to safeguard key habitats and wildlife will be implemented during construction. These will include the following:

- Standard pollution prevention and good practice construction measures to avoid contamination of nearby waterbodies. This includes storage of fuels and chemicals, spill kits and management of surface water run off (see 3.1.1).
- Vegetation clearance untaken using a precautionary method, including phased reduction in vegetation height and careful removal of refugia.
- Measures should be implemented during construction to prevent small mammals becoming trapped (e.g. covering pipes and providing escape routes from excavations). Materials stored on site (e.g. pipes or debris) should be checked for sheltering animals before being moved.

3.2.2 Any lighting used during construction must be directional and low intensity, to ensure it does not spill into surrounding habitats.

3.2.3 Any clearance of habitat should ideally be completed within September to February, outside of nesting season, using a phased approach; whereby vegetation height is reduced slowly and completed in the

direction that is away from further development/construction works in order to allow any animals to disperse naturally away from Site.

3.3 Post-construction

3.3.1 The design and long-term management of the land seeks to maintain and improve functionality of existing habitats. Existing habitats including modified grassland and cropland are both to be enhanced to other neutral grassland in moderate condition.

3.3.2 There will be clear delineation of working areas and access routes for vehicles entering the Site and instructions of these will be given to all site construction staff, delivery drivers and subcontractors. Wheel washing facilities will be provided on-site.

3.3.3 A secure perimeter fence will be installed at the outset of construction. This will protect retained boundary features including trees from any encroachment from construction activities.

Bat boxes

3.3.4 Two bat boxes are recommended to be installed on the grain store building at a height of at least 4m, on a different aspects to provide a variety of thermal conditions.

Bird boxes

3.3.5 Four bird boxes suitable for species such as house sparrow or starling are recommended to be installed on the grain store building at a height of approximately 3 – 5m above ground level, at east facing elevations.

3.3.6 The implementation of all measures will be the responsibility of the developer of the Site and/or the appointed contractor. Responsibility will be transferred to any subsequent site owner/operator including future residents, should ownership or operational responsibilities change hands during the lifetime of the project.

3.3.7 The recommended locations of the bat and bird boxes can be found in Figure 3.

3.4 Grassland Enhancement

3.4.1 The process to enhance both the cropland and modified grassland into other neutral grassland in moderate condition has been explained within the Habitat Management and Monitoring Plan[1]. This includes the criteria required to ensure the habitat is ideal for pollinators, including species per m2 and a suitable seed mix recommendation.

4. Monitoring

4.1.1 The bat and bird boxes to be installed must be monitored annually to ensure a lack of disturbance and disintegration. Due to bats and nesting birds being highly sensitive to disturbance, timing is critical.

4.1.2 Bird boxes can be checked between October and February after the nesting season is over. It is important to check the attachment points are still in place, with nothing causing the box to warp or push away from where it is attached to the building. As the box must be waterproof, the box should be checked for gaps around the seams.

4.1.3 Bax boxes can be checked from ground level at any time, however if replacement or repair is required, a licenced bat worker must be present if the box is occupied. Similarly to the bird box, the attachment

[1] Envance (2026). Habitat Management and Monitoring Plan – Glebe Farm Foods

points and the seams must be checked to ensure it is not damaged.

5. Implementation Timetable

5.1.1 Monitoring is an integral part of this management and therefore, the maintenance schedule presented below in Table 1 includes management and monitoring actions that should be undertaken. This schedule should be regularly reviewed and adjusted if necessary. After year 10 it is likely that 5-year management cycles will all be broadly similar to years 6-10.

Table 1 – A management and monitoring plan for on-site biodiversity net gain

Time	Actions
Year 1	• Installations of all bird boxes, bat boxes • Habitat creation and landscaping to be undertaken according to Figure 4 - the landscaping masterplan 'GLY0176 GA 01F'. • Monitoring: ecologist to check all Site habitats have been correctly established.
Year 2	• All areas of grass should be mown (once in early/mid-summer and once in autumn). All arising should be removed from the Site. • Monitoring: Bat and bird boxes to be cleaned and checked for integrity.
Year 3	• All areas of grass should be mown (once in early/mid-summer and once in autumn). All arising should be removed from the Site. • Monitoring: ecologist to undertake a condition assessment of all Site habitats appropriate to the Government Biodiversity Metric. A concise report should be produced to inform further management practice. Bat and bird boxes to be cleaned and checked for integrity.
Year 4	• All areas of grass should be mown (once in early/mid-summer and once in autumn). All arising should be removed from the Site. • Monitoring: Bat and bird boxes to be cleaned and checked for integrity.
Year 5	• All areas of grass should be mown (once in early/mid-summer and once in autumn). All arising should be removed from the Site. • Monitoring: ecologist to undertake a condition assessment of all Site habitats appropriate to the Government Biodiversity Metric. A concise report should be produced to inform further management practice. Bat and bird boxes to be cleaned and checked for integrity. • Review and adjust Maintenance Schedule for next 5 years to ensure aims are achieved.
Years 6, 7, 8 and 9	• All areas of grass should be mown (once in early/mid-summer and once in autumn). All arising should be removed from the Site. • Monitoring: Bat and bird boxes to be cleaned and checked for integrity.
Year 10 onwards	• All areas of grass should be mown (once in early/mid-summer and once in autumn). All arising should be removed from the Site. • Monitoring: ecologist to undertake a condition assessment of all Site habitats appropriate to the Government Biodiversity Metric. A concise report should be produced to inform further management practice. Bat and bird boxes to be cleaned and checked for integrity • Review and adjust Maintenance Schedule to ensure aims are achieved.

Figure 1. Baseline habitat map

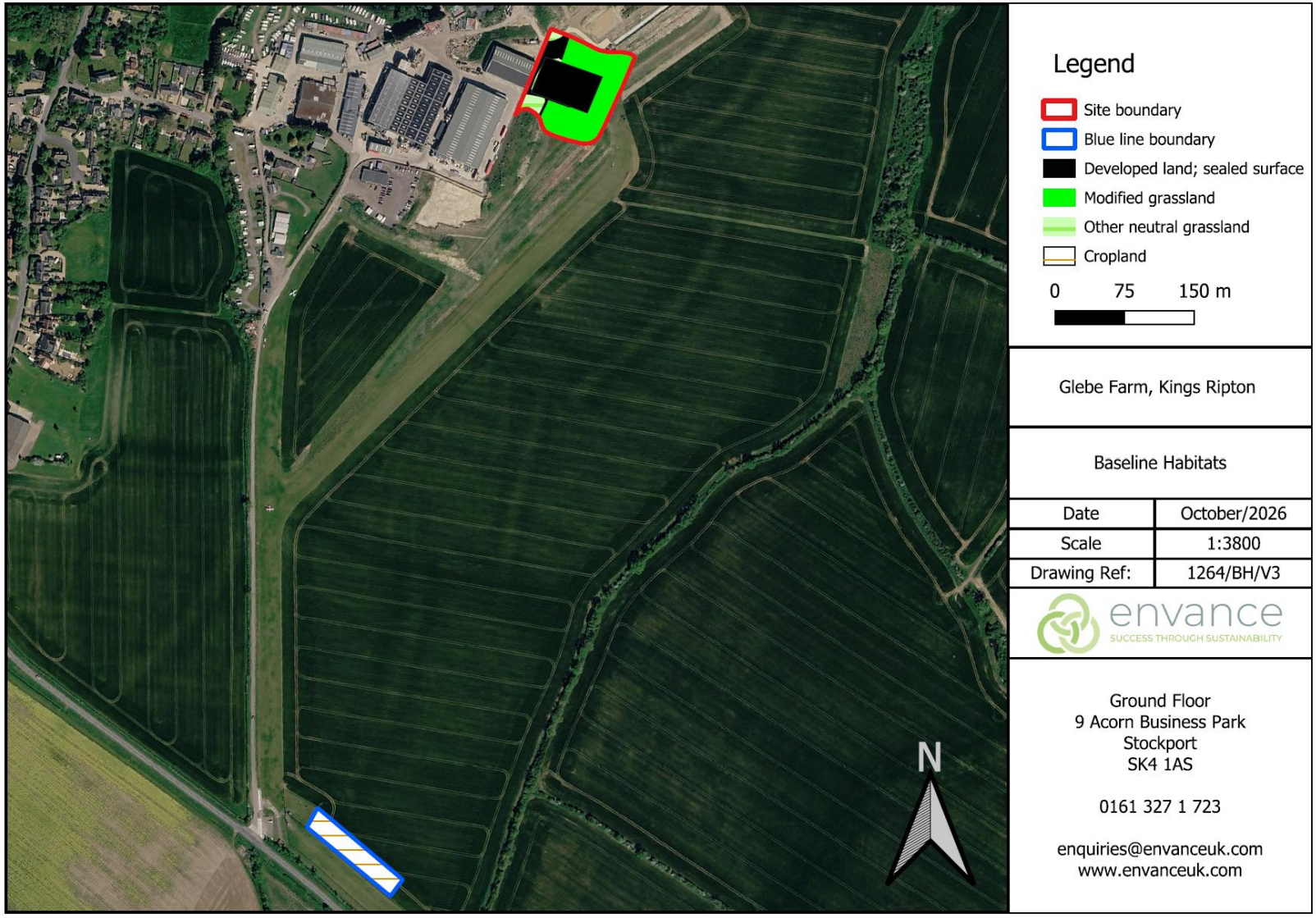


Figure 2. Post development habitat map

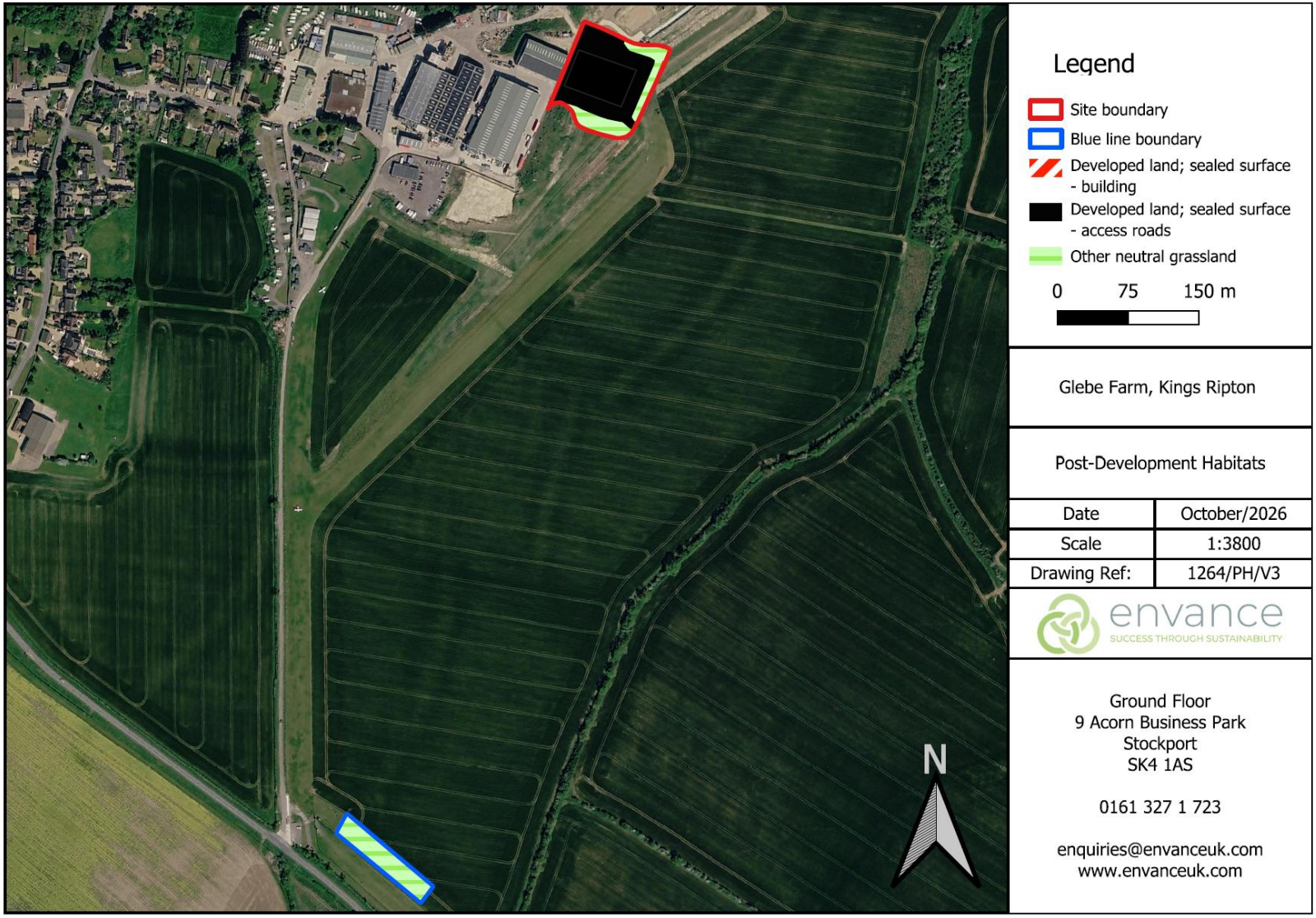


Figure 3. Bat and bird box locations

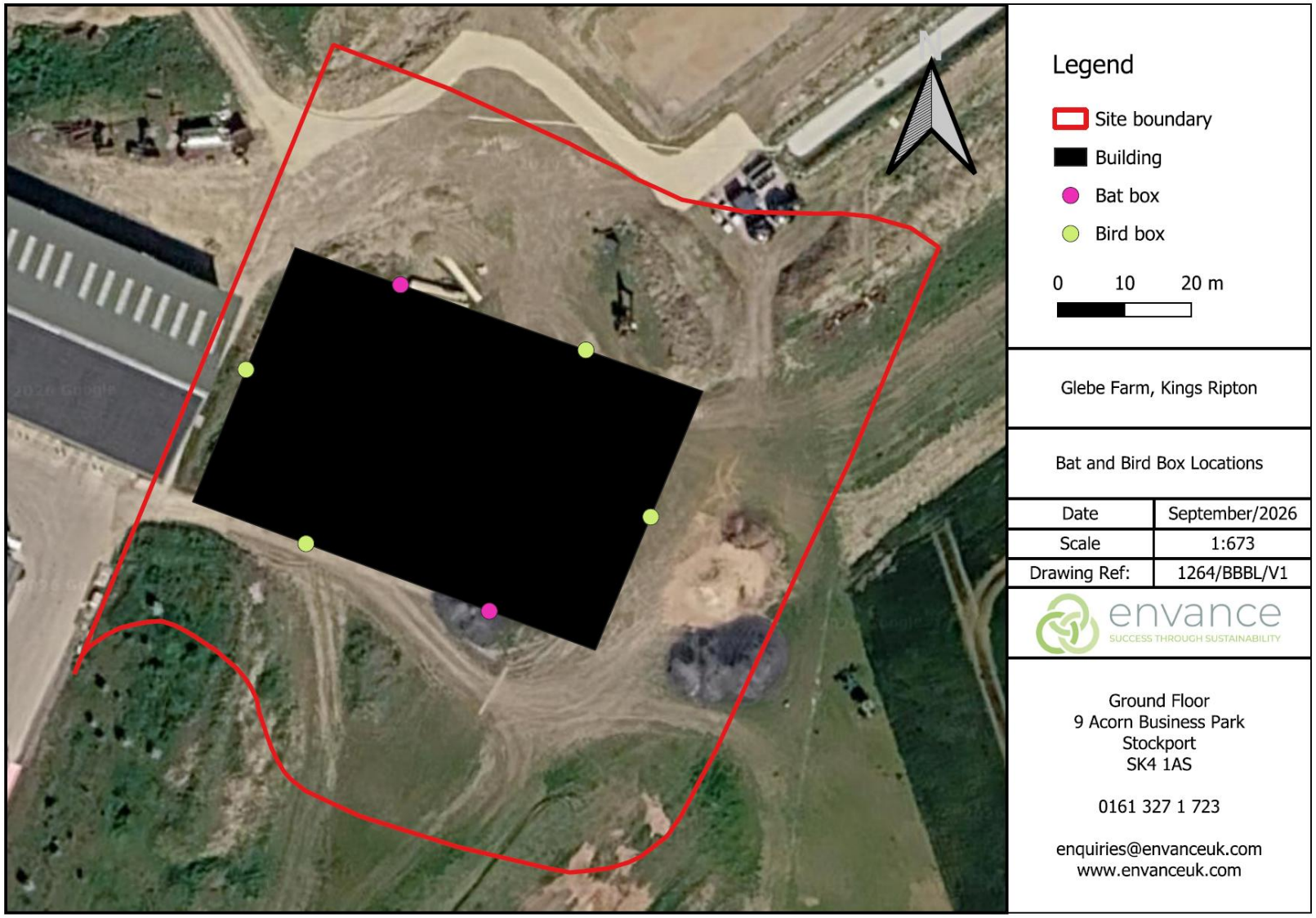


Figure 4. Post-development plan

