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Preliminary Ecological Appraisal

Survey site:
Land on the south side of Middle Drove, Ramsey Heights, Huntingdon PE26 2RG

Client:
Mrs Mary Wall

Survey date:
21/10/2026

Project:
This report is prepared to inform a planning application with Huntingdonshire District Council.

This proposal can be described as "change of land usage to Gypsy and Traveller residential use, including associated hardstanding, landscaping and ancillary development.

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until April 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
▪ A Construction Ecological Management Plan (CEMP) may be requested by the LPA via condition. ▪ Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report. ▪ The proposed development may require a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain

1. INTRODUCTION

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: PEA Methodology and Legislation - 2025.

Survey Details

The site survey was undertaken on 21/10/2026 by Adam Walding-Kelly BA (Hons), Graduate Ecologist, an ecologist with 3 years of experience.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
11.6	83.0	59	11.5	Light rain

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.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference TL 24180 85573 and has an area of approximately 0.37ha. The site comprises artificial unvegetated, unsealed surface, modified grassland and a ditch.

Priority Habitats

There are six priority habitats within 2km of the site. These comprise deciduous woodland, lowland fens, wood pasture and parkland, purple moor grass and rush pastures, traditional orchard and coastal and floodplain grazing marsh. The closest priority habitat comprises deciduous woodland, located ~240m southeast from the site.

The site is well connected to nearby habitats with an area of deciduous woodland located southeast of the site and connected via treelines and hedgerows to the southern ownership boundary of the site, while further areas of deciduous woodland to the south are connected via arable land and hedgerow networks, while further areas of wood pasture and coastal and floodplain grazing marsh are separated from site by a single minor road and areas of woodland and arable land with hedgerow networks that improve connectivity across the wider landscape. Protected and notable species utilising these areas cannot be discounted.

Designated Sites

Statutory Designations within 2km

There are four statutory designations within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Woodwalton Fen Site of Special Scientific Interest (SSSI)	~580m southwest
Woodwalton Fen National Nature Reserve (NNR)	~580m southwest

Woodwalton Fen Ramsar Site	~580m southwest
Fenland Special Area of Conservation (SAC)	~580m southwest

SSSI Risk Zone
The site does fall within the impact risk zone for Woodwalton Fen SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-Designated Sites
The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre - Cambridgeshire and Peterborough Environmental Records Centre (CPERC). Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to Woodwalton Fen and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, could occur.

2.3 Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Ecological Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Retained trees adjacent to the site will 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).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

3. ONSITE HABITATS

This section 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.

3.1 Summary of Survey Findings

Urban - Artificial unvegetated, unsealed surface (u1c)

The western section of the site comprises an area of gravelled land currently used as parking for static caravans, with a connection with the adjacent Middle Drove minor road to the north. There is sporadic vegetation breakthrough within this area, comprising 5-10% of the total area.

Species present within this habitat include dandelion *(Taraxacum)*, common ragwort *(Jacobaea vulgaris)*, perennial rye-grass *(Lolium perenne)*, cleavers *(Galium aparine)* and common nettle *(Urtica dioica)*.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Grassland - Modified grassland (g4)

The northwestern corner of the site comprises an area of modified grassland of a low variety of common grassland species. The grassland is unmanaged and has a mixed sward of 5cm-1.5m, with the modal sward length ~20cm. Signs of damage from human activity and rubbish dumping are present across the habitat, resulting in ~10% bare ground and sporadic construction rubbish scattered throughout the area. The species composition is poor with 4-5 vascular plant species present per square metre. There is a lack of invasive species present and bracken and bramble coverage comprises less than 5% of the total area.

Table 4a: Species abundance for modified grassland.

Abundance	Species
Abundant	Perennial rye-grass *(Lolium perenne)*
Frequent	Milk thistle *(Silybum marianum)*
Occasional	Dwarf mallow *(Malva neglecta)*, Common nettle *(Urtica dioica)*, Cow parsley *(Anthriscus sylvestris)*,

	Common reed *(Phragmites australis)*
Rare	Fat-hen *(Chenopodium album)*

In accordance with the Statutory Biodiversity Metric Condition Assessment Sheets, the modified grassland was assessed to have a poor condition value.

The eastern section of the site comprises an area of modified grassland which is currently utilised for sporadic horse grazing and is also subject to a high-level of human activity from motorised vehicles driving across the ground, which has created a large section of bare ground centrally within this area, comprising ~25% of the total grassland. There is a poor species composition of 3-4 species per square metre, and a lack of invasive species. Bracken and bramble coverage is less than 10%, while the sward length is varied, with the modal length around 10cm.

Table 4b: Species abundance for modified grassland.

Abundance	Species
Abundant	Perennial rye-grass *(Lolium perenne)*
Occasional	Common reed *(Phragmites australis)*, Common nettle *(Urtica dioica)*, Milk thistle *(Silybum marianum)*
Rare	Common toadflax *(Linaria vulgaris)*, Cow parsley *(Anthriscus sylvestris)*, Common chickweed *(Stellaria media)*

In accordance with the Statutory Biodiversity Metric Condition Assessment Sheets, the modified grassland was assessed to have a poor condition value.

Watercourse - Rivers and streams (r2) - Ditches (50)

The western site boundary is formed by a drainage ditch which is separated from land further west of site by a 6ft wooden fence. The water level within the ditch was ~5cm following recent heavy rainfall, but is determined to be dry during summer months. The water was observed to be of high turbidity, while physical damage of the ditch and banks was observed to be less than 5%. There is a lack of invasive species within this area, and less than 10% coverage of duckweed or algae and less than 10 submerged, floating or emergent plant species are present within the area.

Table 4c: Species abundance for ditches.

Abundance	Species
Abundant	Perennial rye-grass *(Lolium perenne)*
Frequent	Milk thistle *(Silybum marianum)*
Occasional	Dwarf mallow *(Malva neglecta)*, Common nettle *(Urtica dioica)*
Rare	Common reed *(Phragmites australis)*, Cow parsley *(Anthriscus sylvestris)*, Fat-hen *(Chenopodium album)*

In accordance with the Statutory Biodiversity Metric Condition Assessment Sheets, the ditches was assessed to have a poor condition value.

3.2 Foreseen Impacts

The proposed development will result in the loss of an area of modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats and the presence of further alternative habitat within the wider ownership boundary of the site.

3.3 Recommendations

Best practice measures to minimise the possibility of pollution must be implemented during construction. This should include the following measures:

- Remove only the minimum of habitat required to facilitate the development
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf.
- Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

The proposed development may require a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain.

4. INVASIVE SPECIES

This section 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.

4.1 Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site, but, given seasonal limitations and the sites wider context, may be visible at other times of year.

4.2 Foreseen Impacts

None.

4.3 Recommendations

No further surveys but remain vigilant.

5. FAUNA: BATS

This section 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.

5.1 Summary of Survey Findings

EPSL data and local records

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 site. No EPSLs are present within a 2km radius of the site.

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat
Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of modified grassland and ditches, and offsite within 2km including deciduous woodland, lowland fens, wood pasture and parkland, purple moor grass and rush pastures, traditional orchard and coastal and floodplain grazing marsh. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.

Roosting habitat
There are no buildings or trees on the site to provide suitable roosting habitat.

5.2 Foreseen Impacts

Roosting habitat [Buildings]
There are no buildings on site, therefore no impacts are foreseen.

Roosting habitat [Trees]
There are no trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat
The proposed development will result in the loss of small areas of modified grassland, but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.

Artificial lighting
No new lighting will be installed as a result of the proposed development.

5.3 Recommendations

Roosting habitat [Buildings]
None.

Roosting habitat [Trees]

None.

Foraging and commuting habitat
No further surveys are required.

Artificial lighting
None required.

Suggested biodiversity enhancements
The site could be enhanced for foraging and commuting bats through native, nectar-rich planting to attract nocturnal invertebrates, alongside the creation and retention of connected vegetated corridors to provide foraging opportunities and maintain movement routes across the site.

6. FAUNA: BIRDS

This section 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.

6.1 Summary of Survey Findings

Buildings
There are no buildings on site.

Breeding, foraging and overwintering birds
No bird nests were identified within the vegetation on-site, however artificial unvegetated, unsealed surface offers foraging opportunities, and modified grassland and ditches offer both nesting and foraging opportunities.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls
The site does not appear to provide any suitable nesting sites for barn owls.

6.2 Foreseen Impacts

Buildings / trees
No impacts are anticipated on nesting birds as a result of the proposed development.

Breeding, foraging and overwintering birds
None foreseen.

Barn Owls
None foreseen.

6.3 Recommendations

Buildings / trees
Any vegetation 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 or an ecologist has confirmed the nesting attempt has concluded.

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 or an ecologist has confirmed the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained habitats so as not to disturb any nearby nesting birds during construction works.

Breeding, foraging and overwintering birds
No additional surveys required.

Barn Owls
No further barn owl surveys required.

Suggested biodiversity enhancements
None.

7. FAUNA: REPTILES

This section 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.

7.1 Summary of Survey Findings

EPSL data and local records

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 areas of modified grassland and ditch provide elevated value for reptiles as these habitats provide a suitable structure for refuge, whilst also providing foraging and commuting opportunities. However, it is important to note that the site is also comprised of a large area of artificial unvegetated; unsealed surface 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 areas of deciduous woodland, further modified grassland within the wider ownership boundary of the site as well as adjacent ditches and associated vegetation. The presence of reptiles on site cannot be discounted, albeit likely limited to low numbers within peripheral grassland.

Wider landscape

The adjacent network of drainage ditches and Great Raveley Drain, as well as areas of deciduous woodland, reedbeds and further areas of modified grassland 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.

7.2 Foreseen Impacts

Although a small area of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.

7.3 Recommendations

A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

- Grassland will be subject to a two-stage cut prior to removal in a directional manner, the first cut at 10cm and the second to ground level and maintained as a short sward (5cm) or bare ground throughout construction.
- Removal of any root systems / refugia will be undertaken outside the reptile hibernation season (November – February).
- 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 advice must be sought from a suitably qualified ecologist.

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.

8. FAUNA: AMPHIBIANS

This section 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.

8.1 Summary of Survey Findings

EPSL and survey data

A review of the MAGIC database returned no granted EPSL records for amphibians within 2km of the site.

The MAGIC database returned evidence indicating the presence of great crested newts (GCN) resulting from historic pond surveys undertaken in 2017. The closest of these records is located ~696m south from the site. 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 from breeding ponds (Langton et al. 2001). As such, the great crested newt metapopulation known to be present ~696m south are not suitably connected to the site.

Table 5: Great crested newt search results.

Record type	Distance from Site
GCN class survey licence return	~696m south
GCN class survey licence return	~793m south
GCN class survey licence return	~804m south
GCN class survey licence return	~837m south
GCN class survey licence return	~886m south

The site location falls within an Amber Risk Zone under the Natural England GCN District Level Licensing Scheme and therefore would qualify under the scheme.

Aquatic habitat suitability (including ponds within 500m)
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 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 nine ponds within 500m. The closest pond is located ~200m south. Details of all offsite ponds are shown in the table below.

A pond map showing approximate pond locations is provided in Appendix 6.

Table 6: Off-site ponds within 500m of the site.

Pond No.	Distance	Suitably connected to site?
P1	~387m west	P1 – P9 are all suitably connected to site via a network of drainage ditches across the wider landscape south of the proposed development site, as well as hedgerow networks, areas of deciduous woodland and scattered trees as well as arable and grassland, with limited urban development in the form of a singular minor road and small traveller site developments across the landscape.
P2	~346m southwest	
P3	~220m south	
P4	~200m south	
P5	~477m south	
P6	~467m south	
P7	~467m south	
P8	~470m south	
P9	~487m south	

Terrestrial habitat suitability

The western boundary ditch as well as surrounding areas of modified grassland, including tall, tussocky areas of common reed provide foraging, sheltering and commuting opportunities for amphibians. No hibernation opportunities were identified on-site.

8.2 Foreseen Impacts

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 areas of modified grassland. If great crested newts are present within the ponds P1-P9, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a green risk score, which states: Offence unlikely.

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

8.3 Recommendations

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:

- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area.
- Any rubble piles will be dismantled by hand outside the amphibian hibernation window 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.
- 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 advice 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 and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum

9. FAUNA: RIPARIAN ANIMALS

This section 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.

9.1 Summary of Survey Findings

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for riparian animals (otters and water voles). No EPSLs relating to riparian animals are present within a 2km radius of the site.

Habitat suitability

The site is surrounded by a grid network of drainage ditches and waterbodies, with a concentrate of ditches to the north of the site and ponds located west, south and east of the site in addition to the ditch on the western border of the site, which offers suitable commuting and foraging opportunities for any local otter populations, while the banks do not provide suitable vegetation and depth to provide refuge opportunities for water voles.

The surrounding ditches and waterbodies are well connected to site via areas of deciduous woodland, hedgerow networks and areas of arable land, while Great Raveley Drain which is located ~621m from the western boundary feeds into larger watercourses to the northwest of site, eventually connecting with the River Nene ~1.37km north of site. The ditch network has been observed to be of varying water levels dependant upon rainfall, so connectivity across this network may be reduced during summer months.

9.2 Foreseen Impacts

Otters

The proposed development will not result in the loss of any riparian habitats and no works will be undertaken within 8m of the watercourse (as per Environment Agency regulations). However, due to the presence of the watercourse within close proximity of the site, indirect effects such as pollution could occur during construction. Furthermore, construction activities could result in the death or injury of otters, if present.

Water vole
No works will be undertaken within 5m of the top of the banks of the watercourse. Therefore, no impacts are anticipated on water vole as a result of the proposed development.

9.3 Recommendations

Otters
Owing to the nature of the proposed development and the low potential for impacts to otter, further otter surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Heras fencing will be erected around the working area to prevent encroachment within 8m of the watercourse.
- 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 the watercourse and any retained habitats which otters could use.
- Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that otters could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

In the unlikely event that an otter holt or den is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Water vole
Owing to the nature of the proposed development and the low potential for impacts to water voles, further water vole surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Heras fencing will be erected around the working area to prevent encroachment within 5m of the watercourse.
- 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 the watercourse and any retained habitats which water voles could use.

- Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that water vole could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

In the unlikely event that water voles or evidence of water voles is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Suggested biodiversity enhancements
Planting native trees and shrubs close to the watercourse to increase opportunities for shelter for otters.
Planting species rich grassland close to the watercourse to increase foraging opportunities for water voles.

10. FAUNA: HAZEL DORMOUSE

This section 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.

10.1 Summary of Survey Findings

EPSL data and local records
A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for hazel dormouse. No EPSLs relating to hazel dormouse are present within a 2km radius 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 area. As such it is considered likely that hazel dormice are absent from site.

10.2 Foreseen Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

10.3 Recommendations

No further hazel dormouse surveys required.

[redacted]

This section 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.

[redacted]

11.3 Recommendations

[redacted]

- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- In the unlikely event that [redacted]sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Suggested biodiversity enhancements
Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for [redacted]

12. FAUNA: INVERTEBRATES

This section 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.

12.1 Summary of Survey Findings

The habitats present on-site, including modified grassland, 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.

12.2 Foreseen Impacts

Modified grassland 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.

12.3 Recommendations

No further surveys.

Suggested biodiversity enhancements
The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.

13. FAUNA: OTHER NOTABLE SPECIES

This section 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.

13.1 Summary of Survey Findings

Hedgehogs
The areas of modified grassland and artificial unvegetated; unsealed surface offer foraging and commuting opportunities for hedgehogs and other small mammals. The structural diversity within these habitats is beneficial for hedgehogs, providing dense cover for shelter and open spaces that support a variety of invertebrate species essential to the hedgehog diet. The availability of such shelter and food resources makes the site favourable for hedgehog activity, even for transient periods.

As the site is located near to areas of deciduous woodland, the site's proximity and connectivity further enhance its value for hedgehogs. Woodwalton Fen offers extensive habitat resources and serves as an ecological corridor, linking the site to the wider landscape and supporting the movement of local hedgehog populations.

The site is bordered by an adjacent minor road, treelines and further modified grassland, allowing hedgehogs to commute freely without hindrance.

13.2 Foreseen Impacts

Hedgehogs
Modified 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.

13.3 Recommendations

Hedgehogs
Similar to the [redacted], 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.

13.4 Suggested Biodiversity Enhancements

Hedgehogs

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



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



APPENDIX 4: HABITAT IMAGES



Artificial unvegetated, unsealed surface



Artificial unvegetated, unsealed surface



Artificial unvegetated, unsealed surface



Modified grassland



Modified grassland



Modified grassland



Ditches



Ditches



Ditches



Modified grassland / Bare ground



Modified grassland / Bare ground



Modified grassland

APPENDIX 5: BASELINE CONDITION SCORE TABLES

Modified grassland (g4) condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include Creeping thistle Cirsium arvense, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup Ranunculus repens, greater plantain Plantago major, white clover Trifolium repens and cow parsley Anthriscus sylvestris). Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in the previous sentence), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
F	Cover of bracken Pteridium aquilinum is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 5/7
	Condition **poor** due to passing 5 of 7 criteria. Essential criteria (A) not met; condition capped at poor.	

Rivers and streams (r2) – Ditches (50) condition assessment.

	Criteria Description	Criteria Passed?
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	**N**
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	**N**
C	There is less than 10% cover of filamentous algae and or duckweed Lemna spp. (these are signs of eutrophication).	**Y**
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	**N**
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	**N**
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	**N**
G	Less than 10% of the ditch is heavily shaded.	**Y**
H	There is an absence of non-native plant and animal species.	**Y**
		Total 3/8
	Condition **poor** due to passing 3 of 8 criteria.	

Modified grassland (g4) condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include Creeping thistle Cirsium arvense, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup Ranunculus repens, greater plantain Plantago major, white clover Trifolium repens and cow parsley Anthriscus sylvestris). Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in the previous sentence), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	N
F	Cover of bracken Pteridium aquilinum is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 4/7
	Condition **poor** due to passing 4 of 7 criteria. Essential criteria (A) not met; condition capped at poor.	

APPENDIX 6: PONDS

Pond Map



Pond / Ditch Map



Labelled Pond Map

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