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ARCHITECTURE

ECOLOGICAL JUSTIFICATION & BIODIVERSITY NOTE

Planning Application Reference: 26/01767/HHFUL

Site Address: Mulberry House, 10 Kingston Way, Wistow, PE28 2QP

Proposal: Erection of single-storey side attached garage and creation of new vehicular access / driveway with permeable block paving

1. Overview

Question 3 on the Council's Biodiversity Checklist has been answered YES as a desktop check identifies a pond situated approximately 75 metres southwest of the proposed construction site. This note provides a proportional assessment of the proposal under Natural England Great Crested Newt (GCN) risk guidelines and local planning policy.

2. Risk Assessment & Dispersal Analysis

An assessment under Natural England's GCN Rapid Risk Assessment matrix demonstrates that an offence is Highly Unlikely:

- Development Scale: The proposed garage is a minor domestic addition with a ground footprint of 42 m² (0.0042 hectares) within an existing managed garden boundary. This is well below Natural England's minimum 0.01 ha (100 m²) threshold.
- Significant Physical Barrier: Kingston Way, an adopted public tarmac road carrying daily vehicle traffic, sits directly between the pond and the proposed construction site. Public highways, kerbs, and surrounding residential hardstanding represent substantial physical barriers that prevent amphibian migration between the water body and the site.
- Site Context: The proposed footprint consists of managed domestic garden ground, providing minimal ecological connectivity to the off-site pond.

3. Precautionary Working Practices

To ensure complete protection of local wildlife during construction, the developer/contractor will implement standard precautionary measures:

- All building materials, gravel, and spoil will be stored off the ground on pallets or hardstanding to prevent creating temporary refugia.
- Any excavations left open overnight will be fitted with an escape ramp (a sloped timber board) to prevent trapping transient fauna.
- Should any protected species be discovered during groundworks, work will cease immediately and an ecologist consulted.

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4. Conclusion

Given the minor footprint (42 m²), domestic setting, and the presence of Kingston Way acting as an effective dispersal barrier, the proposal carries a negligible risk of impacting protected species or aquatic habitats. It is respectfully requested that Huntingdonshire District Council accepts this justification in satisfaction of the checklist requirement without requiring a Preliminary Ecological Assessment (PEA).