



DONALD MCGOWAN

LODGE FARM  
WOODSIDE GREEN  
BISHOP'S STORTFORD  
ESSEX

## **Ecological Assessment**

January 2017  
7124.EcoAs.dv4

## **COPYRIGHT**

The copyright of this document  
remains with Ecology Solutions  
The contents of this document  
therefore must not be copied or  
reproduced in whole or in part  
for any purpose without the  
written consent of Ecology Solutions.

## CONTENTS

1	INTRODUCTION	1
2	SURVEY METHODOLOGY	2
3	ECOLOGICAL FEATURES	6
4	WILDLIFE USE OF THE SITE	9
5	ECOLOGICAL EVALUATION	18
6	PLANNING POLICY CONTEXT	25
7	SUMMARY AND CONCLUSIONS	28

## PLANS

PLAN ECO1	Site Location and Ecological Designations
PLAN ECO2	Ecological Features
PLAN ECO3	Survey Information
PLAN ECO4a	Bat Re-entry Survey June 2016
PLAN ECO4b	Bat Re-entry Survey July 2016
PLAN ECO4c	Bat Re-entry Survey August 2016
PLAN ECO5	All Bat Roosting Records 2016

## FIGURES

FIGURE 1a	Position A Activity
FIGURE 1b	Position B Activity
FIGURE 1c	Position C Activity
FIGURE 1d	Position D Activity
FIGURE 1e	Position E Activity
FIGURE 1f	Position F Activity
FIGURE 1g	Position G Activity

## **PHOTOGRAPHS**

PHOTOGRAPH 1	Building B1
PHOTOGRAPH 2	Building B2
PHOTOGRAPH 3	Building B3
PHOTOGRAPH 4	Bat Roosting in Building B3 in August 2016
PHOTOGRAPH 5	Building B4
PHOTOGRAPH 6	Ground Floor Room of Building B4
PHOTOGRAPH 7	Bat Roosting in Ground Floor Room of Building B4 in June 2016
PHOTOGRAPH 8	First Floor Room of Building B4
PHOTOGRAPH 9	Buildings B5 and B6
PHOTOGRAPH 10	Roof of Building B6
PHOTOGRAPH 11	Interior of Building B6
PHOTOGRAPH 12	Building B7
PHOTOGRAPH 13	Loft 2 of Building B7
PHOTOGRAPH 14	Building B9

## **APPENDICES**

APPENDIX 1	Information downloaded from Multi-Agency Geographic Information for the Countryside (MAGIC)
APPENDIX 2	Bat Box Specifications
APPENDIX 3	Bird Box Specifications

## **1. INTRODUCTION**

### **1.1. Background and Proposals**

- 1.1.1. Ecology Solutions was commissioned in May 2016 by Donald McGowan to complete an ecological assessment of Lodge Farm, Woodside Green, Bishops Stortford, Essex (see Plan ECO1).
- 1.1.2. The plan for the site is to renovate and convert a number of the buildings into residential properties. At the time of writing specific proposals were not known.

### **1.2. Site Characteristics**

- 1.2.1. The site is part of Lodge Farm, located to the east of the village of Woodside Green, north of Hatfield Forest. It is immediately adjacent to a small number of other residences in the west and south.
- 1.2.2. The site supports nine buildings, of which the majority are being used or have previously been used for farming purposes. Buildings B1 and B2 are large agricultural buildings for storing machinery and grain. Buildings B3, B4, B5 and B6 are farm buildings connected to one another surrounding an inner courtyard. Building B6 is the largest barn and is still in regular use. Building B7 is an occupied barn cottage attached to the south of building B6. Buildings B8 and B9 are small single storey garages.
- 1.2.3. There are small areas of amenity grassland and planting together with recolonising ground, trees and hedgerows.

### **1.3. Ecological Assessment**

- 1.3.1. This document assesses the ecological interest of the site. The importance of the habitats within the site are evaluated with due consideration given to the guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)<sup>1</sup>.
- 1.3.2. Where necessary, mitigation measures are recommended so as to safeguard any significant existing ecological interest within the site and, where appropriate, potential enhancement measures are put forward and reference made to both national and local biodiversity priorities.

---

<sup>1</sup>CIEEM (2016). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal*. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

## 2. SURVEY METHODOLOGY

2.1. The methodology utilised for the survey work can be split into three areas, namely desk study, habitat survey and faunal survey. These are discussed in more detail below.

### 2.2. Desk Study

2.2.1. In order to update background information on the site and its immediate surroundings Ecology Solutions contacted Essex Wildlife Trust (EWT) and Essex Field Club (EFC).

2.2.2. Further information on designated sites from a wider search area was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC)<sup>2</sup> database, which uses information held by Natural England and other organisations. This information is reproduced at Appendix 1, and where appropriate on Plan ECO1.

### 2.3. Habitat Survey

2.3.1. The site was surveyed in June 2016 based around extended Phase 1 survey methodology<sup>3</sup>, as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.

2.3.2. Using the above method, the site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.

2.3.3. All the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent in different seasons. Nonetheless, given the habitats present it is considered an accurate and robust assessment has been made of the botanical interest.

### 2.4. Faunal Survey

2.4.1. Obvious faunal activity, such as birds or mammals observed visually or by call during the course of the surveys, was recorded. Specific attention was paid to any potential use of the site by protected species, Biodiversity Action Plan (BAP) species, or other notable species.

2.4.2. In addition to general observations of faunal activity, surveys were undertaken for the potential presence of Badgers *Meles meles*, and bats within and adjacent to the site.

---

<sup>2</sup><http://www.magic.gov.uk>

<sup>3</sup>Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit*. England Field Unit, Nature Conservancy Council, reprinted JNCC, Peterborough.

- 2.4.3. Experienced ecologists following established best practice and guidance issued by Natural England undertook the fauna surveys. Details of the methodologies employed are given below.

#### *Badgers*

- 2.4.4. A specific survey for Badgers was undertaken in June 2016. The surveys comprised two main elements: firstly, searching thoroughly for evidence of Badger setts. For any setts encountered each sett entrance would be noted and plotted, even if the entrance appeared disused. The following information would be recorded:

- i) The number and location of well used or very active entrances; these are clear of any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently.
- ii) The number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance or have plants growing in or around the edge of the entrance.
- iii) The number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be together with the remains of the spoil heap.

- 2.4.5. Secondly, evidence of Badger activity such as well-worn paths, run-throughs, snagged hair, footprints, latrines and foraging signs was recorded so as to build up a picture of the use of the site by Badgers.

#### *Bats*

- 2.4.6. All of the buildings within the site were subject to specific surveys in regard to bats during good weather conditions.

- 2.4.7. The probability of a building being used by bats as a summer roost site increases if it:

- is largely undisturbed;
- dates from pre-20th Century;
- has a large roof void with unobstructed flying spaces;
- has access points for bats (though not too draughty);
- has wooden cladding or hanging tiles; and/or
- is in a rural setting and close to woodland or water.

- 2.4.8. Conversely, the probability decreases if a building is of a modern or pre-fabricated design / construction, is in an urban setting, has small or cluttered roof voids, has few gaps at the eaves or is a heavily disturbed premises.

- 2.4.9. The main requirements for a winter / hibernation roost site are that it maintains a stable (cool) temperature and humidity. Sites commonly

utilised by bats as winter roosts include cavities/holes in trees, underground sites and parts of buildings. Whilst different species may show a preference for one of these types of roost site, none are solely dependent on a single type.

- 2.4.10. Field surveys were undertaken with regard to best practice guidelines issued by Natural England (2004<sup>4</sup>), the Joint Nature Conservation Committee (2004<sup>5</sup>) and the Bat Conservation Trust (2016<sup>6</sup>).
- 2.4.11. Where possible, the buildings were surveyed internally and externally to check for bats or evidence of use by bats in June 2016. The survey work was undertaken using (where necessary) a ladder, torch, endoscope, mirrors and binoculars.
- 2.4.12. Internally, evidence of the presence of bats was searched for where possible, with particular attention paid to the roof beams. A detailed search was made for bat droppings on the floors of the buildings (droppings can indicate present or past use by bats and extent of use). Other signs searched for included dead animals, staining on beams or around crevices and areas that were conspicuously cobweb-free.
- 2.4.13. Exterior checks of the buildings were also undertaken in order to search for signs of any use by bats. Binoculars were used to inspect any inaccessible areas more closely.
- 2.4.14. All trees within and immediately adjacent to the site were assessed for their potential to support roosting bats. Features typically favoured by bats or evidence of past use by bats were searched for including:
- Obvious holes, e.g. rot holes and old Woodpecker holes;
  - Dark staining on the tree, below the hole;
  - Tiny scratch marks around a hole from bats' claws;
  - Cavities, splits and or loose bark from broken or fallen branches, lightning strikes etc.; and
  - Very dense covering of mature Ivy over trunk.
- 2.4.15. The site was also appraised for its suitability to support both foraging and commuting bats.
- 2.4.16. In addition to the internal and external surveys, surveyors undertook dawn re-entry surveys in June, July and August 2016 with visual observations and surveyors using EM3 + bat detectors. Static SM2BAT+ and SM4BAT+ bat detectors were also deployed overnight to record bat activity. Sound recordings were subsequently subject to computer analysis using AnalookW.
- 2.4.17. The survey method aimed to identify any roosting bats returning in the morning and using the wider site for foraging. There surveys began approximately two hours before sunrise until 15 minutes after sunrise. The

---

<sup>4</sup> Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

<sup>5</sup> Mitchell-Jones, A.J. & McLeish, A.P. (Eds.) (2004). *Bat Workers' Manual*. 3<sup>rd</sup> edition. Joint Nature Conservation Committee, Peterborough.

<sup>6</sup> Collins, J. (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 3<sup>rd</sup> Edition. The Bat Conservation Trust, London.



surveyors observed the behaviour of any bat recorded i.e. foraging or commuting together with noting the species present and number of bats present at that location.

- 2.4.18. Surveys were conducted when the night-time temperature was above 10°C. The insectivorous diet of bats means there is little or no food available when temperature falls below this level and consequently levels of activity are low and may not accurately reflect the value of the site for bats. The weather conditions for the surveys were recorded and any limitations noted.

### 3. ECOLOGICAL FEATURES

3.1. Habitat surveys were undertaken within the site by Ecology Solutions in June 2016.

3.2. The following main habitat / vegetation types were identified within the site during the surveys undertaken:

- Buildings;
- Amenity Grassland;
- Amenity Planting;
- Hedgerow / Treeline;
- Trees;
- Hardstanding; and
- Recolonising Ground.

3.3. The locations of these habitats are shown on Plan ECO2.

#### 3.4. Buildings

3.4.1. There are nine buildings within the site (see Plan ECO2).

##### *Building B1*

3.4.2. Building B1 is large agricultural building used for the storage of farm machinery and miscellaneous items (see Photograph 1). It is a steel frame single storey building with a corrugated metal roof. Part of the walls are formed with breeze blocks whilst the rest is a continuation of the corrugated metal sheeting. There are a number of corrugated plastic skylights.

##### *Building B2*

3.4.3. Building B2 is a large agricultural building used as a grain store (see Photograph 2). It is similar to building B1 in that it is a single storey building with corrugated metal cladding on the walls and roof.

##### *Building B3*

3.4.4. This building is attached to building B4. It is a single storey building tiled with a combination of ceramic tiles and slate tiles. It has breeze block and brick walls and painted wooden beams. Part of the exterior is covered in wooden cladding (see Photograph 3). There are multiple access points and the large barn doors were open at the time of survey.

##### *Building B4*

3.4.5. This is the former granary situated between buildings B3 and B5. It is a two storey structure with a tiled pitched roof (see Photograph 5).

3.4.6. The single room on the ground floor has exposed steel supports, concrete floor and wooden beams. The building has been cleared save for disused fixed machinery. There are large doors at either end of the building with

the southern entrance significantly damaged at the base creating a large gap (see Photograph 6) combined with a number of holes in the walls.

- 3.4.7. The second floor is large room open to the rafters. The wooden frame and roofing felt liner is exposed (see Photograph 8). This room has been cleared save for some miscellaneous items and old machinery. A number of glass panes are missing from the upper windows.

#### *Building B5*

- 3.4.8. Building B5 is a single storey structure connected to buildings B4 and B6 (see Photograph 9). It is open at one side leading to the inner courtyard and was previously used for cattle. It has a pitched tiled roof, wooden frame and flint brick walls.

#### *Building B6*

- 3.4.9. This is a Grade II listed barn. It is a large wooden structure with exposed rough wooden beams and a pitched tiled roof lined on the inside with roofing felt (see Photographs 9, 10 and 11). There are significant gaps between the tiles and the roofing felt and the felt is damaged in places. It has large metal gates / barn doors which were open at the time of survey. There is also a door where a second storey would once have been. There are significant gaps around all of the doors. The floor of the barn is concrete. The barn is currently being used for storing miscellaneous items as well as vehicles and two silos.

#### *Building B7*

- 3.4.10. Building B7 is the occupied barn cottage attached to the main barn. It is a two storey Grade II listed building with a pitched tiled roof, similar to B6 (see Photograph 12). The interior is in good condition and is in frequent use.
- 3.4.11. There are two rooms upstairs with their own loft spaces above accessed through hatch doors. Both lofts have an exposed timber frame with insulation material between the joists and felt lagging.
- 3.4.12. The first loft space above the southern bedroom, is approximately 1.7m in height, 2.5m in width and 12m in length. There are water tanks and other objects inside. It was noted that there was conspicuous cobwebbing along the apex and mouse droppings on the insulation material. No obvious access points were noted.
- 3.4.13. The second loft space is accessed through the office room (see Photograph 13). It is slightly larger than the first loft at approximately 2.5m in height, 4-5m in width and 20m in length and there is a brick chimney breast. There are fewer items stored within this space. It was again noted that the apex was covered in cobwebs and rat droppings were recorded. An empty wasp nest was also present. No obvious access points were noted.

### *Building B8*

- 3.4.14. Building B8 is a small garage adjacent to the barn cottage. It has a pitched tiled roof with significant gaps noted under tiles. It has wooden doors and a window on the southern side which was damaged. No access to the interior was possible.

### *Building B9*

- 3.4.15. Building B9 is a larger garage than B8 (see Photograph 14) used for storage. It has a pitched roof with roofing felt liner with edges of corrugated asbestos sheets, brick walls and wooden rafters. There are a number of skylights making it quite light inside. The interior is dusty and has significant cobwebbing. It was noted that there were some plants coming through holes in the roof. Mice droppings were recorded.

## 3.5. **Amenity Grassland**

- 3.5.1. There are small areas of amenity grassland adjacent to the hardstanding driveway and building B7. These areas are currently subject to management in the form of mowing.
- 3.5.2. The following species were noted: Cocksfoot *Dactylis glomerata*, Yorkshire Fog *Holcus lanatus*, Creeping Bent *Agrostis stolonifera*, False Oat-grass *Arrhenatherum elatius*, Daisy *Bellis perennis*, Greater Plantain *Plantago major*, Germander Speedwell *Veronica chamaedrys*, Red Clover *Trifolium pratense*, Creeping Bent *Agrostis stolonifera*, Garlic Mustard *Alliaria petiolata*, Dandelion *Taraxacum* spp., Ribwort Plantain *Plantago lanceolata*, Creeping Buttercup *Ranunculus repens*, Selfheal *Prunella vulgaris*, Smooth Sow-thistle *Sonchus oleraceus*, Cat's-ear *Hypochaeris radicata*, Chickweed *Stellaria*. Common Nettle *Urtica dioica* and Bramble *Rubus fruticosus*.

## 3.6. **Amenity Planting**

- 3.6.1. There are small areas of amenity planting throughout the site, primarily to the east of the driveway, which support non-native ornamental species together with native species.

## 3.7. **Hedgerow / Treeline**

- 3.7.1. There are two lines of Leyland Cypress *Cupressus x leylandii*, one to the south of building B2 and one to the west of building B1. To the east of the driveway there is a well-managed Beech *Fagus sylvatica* hedgerow (see Plan ECO2).

## 3.8. **Trees**

- 3.8.1. There are a small number of trees throughout the site. The only tree of note is a mature Oak *Quercus robur* located between buildings B1 and B2 (see Plan ECO2). This tree has numerous cracks and split branches.

### 3.9. **Hardstanding**

- 3.9.1. The driveway up to the buildings is hardstanding and is in frequent use thus suppressing opportunistic species growth.

### 3.10. **Recolonising Ground**

- 3.10.1. The courtyard was formerly used to contain livestock, with shelter / feeding stations available under building B5. This area is not actively managed, allowing a number of early colonising and opportunistic species to establish (see Photograph 9).

- 3.10.2. Species present include: Common Nettle, Creeping Thistle *Cirsium arvense*, Red Campion *Silene dioica*, Forget-me-not *Myosotis sylvatica*, Garlic Mustard *Alliaria petiolata*, Cleavers *Galium aparine*, Rosebay Willowherb *Chamerion angustifolium*, Broad-leaved Willowherb *Epilobium montanum*, Sedge *Carex* sp., Meadow Buttercup *Ranunculus acris*, Cut-leaved Cranesbill *Geranium dissectum*, Chickweed *Stellaria* sp., Hogweed *Heracleum sphondylium*, Bittercress *Cardamine* sp., Broad-leaved Dock *Rumex obtusifolius*, Wood Avens *Geum urbanum*, Hedge Bindweed *Calystegia sepium*, Bramble, and Elder *Sambucus nigra* saplings.

### 3.11. **Background Records**

- 3.11.1. No records of notable plant species were returned from specifically within the site.

#### 4. WILDLIFE USE OF THE SITE

4.1. General observations were made during the surveys of any faunal use of the site, with specific attention paid to the potential presence of protected species. Specific surveys were undertaken with regard to Badgers and bats.

##### 4.2. Badgers

4.2.1. No evidence of Badgers was recorded within the site. The habitats are considered unsuitable for Badgers.

4.2.2. No Badger records were returned as being within the site boundaries. The closest and most recent record returned from Essex Wildlife Trust was from 2009 at a location approximately 1km east of the site. The most recent record returned from Essex Field Club was recorded in 2015 approximately 3.1km southeast of the site.

##### 4.3. Bats

###### *Internal and External Survey Results*

4.3.1. Internal and external surveys were completed of the buildings in June, July and August 2016. All of the buildings except buildings B1 and B2 were recorded as having features suitable to support roosting bats. Evidence of bats was recorded in buildings B3, B4, B5, B6, B7 and B9. All of these buildings are of a design and condition that has created multiple opportunities for bats including significant gaps under tiles and numerous entrance points. Given the complexity of the structures activity surveys were recommended and completed.

4.3.2. **Building B3.** Bat droppings were found on the floor in June and identified as *Barbastelle Barbastella barbastellus* droppings. During a search of the building in August a single bat was found roosting between the wooden rafters and roofing felt (see Photograph 4). The data recorded by the static bat detector, positioned close to the roosting bat the night before the bat was found, has proved inconclusive in determining the species owing to multiple species being recorded throughout the night.

4.3.3. **Building B4.** A single Pipistrelle *Pipistrellus* sp. bat was recorded roosting on a wooden beam in the ground floor room during the initial survey on 9 June 2016 (see Photograph 7). This room had been recently cleaned and no bat droppings were found in this area.

4.3.4. A number of bat droppings were recorded on the floor of the first floor room, a sample was taken and identified as *Barbastelle* through DNA analysis. Subsequently, it was noted that there was an increase in bat droppings throughout the room when surveyed again in August.

4.3.5. **Building B5.** A single bat dropping was found in the trough, it was subsequently identified as being Common Pipistrelle *Pipistrellus pipistrellus*. Given the open nature of this building this is likely to be a feeding station.

- 4.3.6. **Building B6.** Bat droppings were recorded on the ground during the initial internal survey. The extensive and complex high ceiling meant that a close up examination was not feasible and therefore activity surveys were recommended.
- 4.3.7. **Building B7.** Internally inside the loft voids no obvious entry points were noted however old bat droppings were found and a sample was taken. These were later identified as Common Pipistrelle droppings via DNA analysis. No bats or new evidence of bats was recorded inside the lofts during the remaining surveys. There are multiple opportunities under the roofing tiles.
- 4.3.8. **Building B8.** No internal access was possible. The features on the exterior were considered suitable to support roosting bats. No evidence was recorded during the surveys.
- 4.3.9. **Building B9.** Common Pipistrelle bat droppings were found inside.

*Activity Survey Results*

- 4.3.10. The Oak tree located between buildings B1 and B2 is considered to have the potential to support roosting bats owing to the presence of cracks and split branches. It is understood this tree is to be retained as part of the proposals.
- 4.3.11. Seven of the nine buildings possess features considered suitable to support roosting bats.
- 4.3.12. Specific surveys in respect of bats were recommended including re-entry surveys of the buildings with roosting potential. These surveys were undertaken in June, July and August 2016. Five or six surveyors using EM3+ bat detectors observed the buildings from two hours before sunrise until fifteen minutes after sunrise (see Plan ECO3). The results of this work are summarised below and illustrated on Plans ECO4a-c and ECO5.
- 4.3.13. Conditions and timings of the surveys are summarised in Table 4.1 below.

Date	23.06.16	28.07.16	19.08.16
<b>Survey Type</b>	Dawn re-entry	Dawn re-entry	Dawn re-entry
<b>Sunset / Sunrise</b>	04:40	05:15	05:49
<b>Survey Start</b>	02:39	03:13	03:49
<b>Survey End</b>	04:55	05:31	06:04
<b>Cloud Cover</b>	8/8	4/8	7/8
<b>Temperature (°C)</b>	18°C	14°C	14°C
<b>Weather &amp; Wind</b>	Thunderstorm at the start of the survey. Light Breeze.	Light Breeze.	Light Air.

**Table 4.1** Bat activity survey conditions and timings.

- 4.3.14. Additionally SM4BAT+ and SM2BAT+ detectors were deployed inside buildings B3, B4, B5, B6 and B7 to monitor the overnight activity. The results of this work are summarised below in Table 4.2.

Static Bat Detector Location	June	July	August	Total nights surveyed
Position A Building B3	22.06.16- 24.06.16 (2)		18.08.16 – 19.08.16 (1)	3
Total nights	2	0	1	3
Position B Building B4 Ground Floor	22.06.16- 24.06.16 (2)	27.07.16 – 28.07.16 (1)	18.08.16 – 19.08.16 (1)	3
Total nights	2	1	1	4
Position C Building B4 First Floor	23.06.16- 24.06.16 (1)	27.07.16 – 28.07.16 (1)	18.08.16 – 19.08.16 (1)	3
Total nights	1	1	1	3
Position D Building B5		27.07.16 – 28.07.16 (1)	18.08.16 – 19.08.16 (1)	2
Total nights		1	1	2
Position E Building B6 Main Barn	22.06.16- 24.06.16 (2)	27.07.16 – 28.07.16 (1)	18.08.16 – 19.08.16 (1)	4
Total nights	2	1	1	4
Position F Building B7 Second Loft	22.06.16- 24.06.16 (2)	27.07.16 – 28.07.16 (1)	18.08.16 – 19.08.16 (1)	4
Total nights	2	1	1	4
Position G Building B6	22.06.16- 23.06.16 (1)	27.07.16 – 28.07.16 (1)		2
Total nights	1	1		2

**Table 4.2** Static bat detector locations and timings.

*Dawn Re-entry Survey 23.06.2016*

- 4.3.15. The results of the dawn re-entry survey completed on the morning of 23 June are summarised below and illustrated on Plan ECO4a. For reasons of clarity, owing to the high level of activity, only the re-entry points and flight paths of bats inside buildings are detailed.
- 4.3.16. It should be noted that there was a thunderstorm at the beginning of this survey however, there were breaks in the rain which provided a valuable insight into the bat activity as bats were observed emerging and re-entering in these breaks.
- 4.3.17. The re-entry survey recorded three bats re-entering building B4: one Soprano Pipistrelle and two unidentified bats. The two unidentified bats were observed going underneath tiles but were not detected by the EM3+ detector.
- 4.3.18. A single bat, again not detected by the EM3+ detector, was observed going underneath a tile on building B3.



- 4.3.19. Three Soprano Pipistrelle bats were recorded going under separate tiles on building B6. A single Pipistrelle bat was observed re-entering at the northern end of building B6. The surveyor inside building B6, position 5, recorded almost continuous circling of both Common and Soprano Pipistrelles inside the building. This position had the highest number of registrations throughout the survey period (147 registrations) which may be attributed to the weather conditions experienced.
- 4.3.20. Up to 15 Common and Soprano Pipistrelle bats were observed emerging from ridge tiles and tiles on building B7. At least ten bats were then recorded re-entering at the same location a short time later.
- 4.3.21. Common Pipistrelle bats were recorded flying into and out of building B5 on a number of occasions during the survey.
- 4.3.22. Overall there were fifteen emergences and eighteen re-entries across all of the buildings (see Plan ECO4a).
- 4.3.23. The number of passes recorded by the EM3+ bat detectors at each surveyor position are detailed in Table 4.3 below<sup>7</sup>.

Month	June								%	
	Position	1	2	3	4	5	6	7		ALL
Pa				1					1	0.2%
Ppip			14	53	80	81	46		274	67.5%
Ppyg		4	21	2	4	5	26		62	15.3%
Psp					63	1			64	15.8%
Pnat									0	0.0%
Myo									0	0.0%
Es									0	0.0%
NI							1		1	0.2%
Bb				1				3	4	1.0%
Query									0	0.0%
Psoc									0	0.0%
<b>Total</b>		<b>4</b>	<b>35</b>	<b>57</b>	<b>147</b>	<b>88</b>	<b>75</b>		<b>406</b>	<b>100%</b>

**Table 4.3** Bat registrations from the dawn re-entry survey on 23 June.

- 4.3.24. Activity was predominately attributed to Common and Soprano Pipistrelles. Occasional registrations of Barbastelle and Leisler's bat were also recorded.

*Dawn Re-entry Survey 28.07.2016*

- 4.3.25. The results of the dawn re-entry survey completed on the morning of 28 July are summarised below and illustrated on Plan ECO4b. For reasons

<sup>7</sup> In all cases the following abbreviations are used: Bb/Barbastelle *Barbastella barbastellus*; Es/Serotine *Eptesicus serotinus*; Myo/Myotis species; Nn/Noctule *Nyctalus noctula*; NI/Leisler's Bat *Nyctalus leisleri*; Pa/Brown Long-eared Bat *Plecotus auritus*; Psp/Pipistrelle species; Pnat/Nathusius' Pipistrelle *Pipistrellus nathusii*; Ppip/Common Pipistrelle *Pipistrellus pipistrellus*; Ppyg/Soprano Pipistrelle *Pipistrellus pygmaeus* and Un/ Unidentified bat.

of clarity, owing to the high level of activity, only the re-entry points and flight paths of bats inside buildings are detailed.

- 4.3.26. The re-entry survey recorded four bats re-entering building B4. Three of these bats were Common Pipistrelle whilst the fourth bat was either Common or Soprano Pipistrelle with registrations of both species recorded simultaneously.
- 4.3.27. Two bats were recorded re-entering on the western side of building B6. Soprano and Common Pipistrelle bats were recorded at the same time.
- 4.3.28. At least thirteen bats were observed re-entering under tiles on the eastern side of building B6. During this time Common Pipistrelle, Soprano Pipistrelle and Brown Long-eared bats were recorded.
- 4.3.29. Overall there were nineteen re-entries across all of the buildings (see Plan ECO4b).
- 4.3.30. The number of passes recorded by the EM3+ bat detectors at each surveyor position are detailed in Table 4.4 below.

Month	July								%
	1	2	3	4	5	6	7	ALL	
Pa	2	9	0	9			5	25	1.2%
Ppip	143	57	524	528			176	1428	70.6%
Ppyg	81	21	248	82			63	495	24.5%
Psp	8	13	4	12			2	39	1.9%
Pnat	2	0	0	0			0	2	0.1%
Myo	6	2	4	4			3	19	0.9%
Es	0	0	0	0			0	0	0.0%
NI	0	0	0	0			0	0	0.0%
Bb	2	8	0	3			0	13	0.6%
Query	0	0	0	1			0	1	0.0%
Psoc	0	0	0	0			0	0	0.0%
<b>Total</b>	<b>244</b>	<b>110</b>	<b>780</b>	<b>639</b>			<b>249</b>	<b>2022</b>	<b>100%</b>

**Table 4.4** Bat registrations from the dawn re-entry survey on 28 July.

- 4.3.31. Activity was again predominately attributed to Common and Soprano Pipistrelles. Occasional registrations of Barbastelle, Brown Long-eared, Nathusius' Pipistrelle and *Myotis* sp. were also recorded.
- 4.3.32. Activity was highest at the locations on either side of building B6, positions 3 and 4.

*Dawn Re-entry Survey 19.08.2016*

- 4.3.33. The results of the dawn re-entry survey completed on the morning of 19 August are summarised below and illustrated on Plan ECO4c. For reasons of clarity, owing to the high level of activity, only the re-entry points and flight paths of bats inside buildings are detailed.

- 4.3.34. The re-entry survey recorded three Common Pipistrelle bats re-entering building B4.
- 4.3.35. Three bats were recorded going under tiles on the western side of building B6. Soprano and Common Pipistrelle bat registrations were recorded at the same time two bats were observed going under tiles and a single Soprano Pipistrelle was seen going under a ridge tile near to the barn door.
- 4.3.36. Two Common Pipistrelle bats were seen going underneath tiles on the eastern side of building B6.
- 4.3.37. A single bat was observed re-entering building B7 on the southern apex.
- 4.3.38. Following this activity survey the static detectors were collected in and it was during this that a single unidentified bat was recorded roosting between the wooden rafters and roofing felt inside building B3 (see Photograph 4).
- 4.3.39. Overall there were nine re-entries across all of the buildings (see Plan ECO4c).
- 4.3.40. The number of passes recorded by the EM3+ bat detectors at each surveyor position are detailed in Table 4.5 below.

Month	August								%	
	Position	1	2	3	4	5	6	7		ALL
<b>Pa</b>	8	4	1	5	1	5			24	2.0%
<b>Ppip</b>	32	193	159	93	100	139			716	60.6%
<b>Ppyg</b>	47	69	73	10	7	53			259	21.9%
<b>Psp</b>	2	13	51	10	17	7			100	8.5%
<b>Pnat</b>	0	0	0	1	0	0			1	0.1%
<b>Myo</b>	2	1	3	4	2	3			15	1.3%
<b>Es</b>	0	0	42	0	0	2			44	3.7%
<b>NI</b>	1	0	0	0	0	0			1	0.1%
<b>Bb</b>	2	3	6	1	0	1			13	1.1%
<b>Query</b>	0	1	3	0	1	0			5	0.4%
<b>Psoc</b>	1	2	0	0	0	0			3	0.3%
<b>Total</b>	<b>95</b>	<b>286</b>	<b>338</b>	<b>124</b>	<b>128</b>	<b>210</b>			<b>1181</b>	<b>100%</b>

Table 4.5 Bat registrations from the dawn re-entry survey on 19 August.

- 4.3.41. Activity was again predominately attributed to Common and Soprano Pipistrelles. Occasional registrations of Barbastelle, Brown Long-eared, Nathusius' Pipistrelle, Leisler's, Serotine and *Myotis* sp. were also recorded.
- 4.3.42. Activity was highest at position 3 in the courtyard.
- Static Detector Survey 22.06.16 – 24.06.16*
- 4.3.43. The results of the static detector survey undertaken for two nights between 22 June and 24 June are summarised below and on Figures 1a-1g.
- 4.3.44. Static bat detectors were positioned for two consecutive nights inside buildings B3, the ground floor room of B4, in the main barn of B6, and in the second loft of B7, labelled positions A, B, E and F consecutively (see Plans ECO3 and ECO4a).
- 4.3.45. A bat detector was placed in the single storey section of building B6 for one night (position G) before being moved to the first floor room of building B4 (position C) for the second night (see Plan ECO4a).
- 4.3.46. **Position A.** At position A, inside building B3, there were 20 registrations on the first night attributed to Common Pipistrelle (11 registrations), Soprano Pipistrelle (one registration) and Pipistrelle sp. (four registrations). Four query calls were noted which were not identifiable to species level owing to the length and clarity of the calls. The earliest registration was a query recorded 48 minutes after sunset and the last registration was a Common Pipistrelle 1 hour 44 minutes before sunrise. On the second night there were only five registrations throughout the night attributed again to Common Pipistrelle (one registration), Soprano Pipistrelle (two registrations) and Pipistrelle sp. (two registrations). The first was a Soprano Pipistrelle recorded at 23 minutes after sunset and the last registration was an unidentified Pipistrelle sp.. See Figure 1a for a graphical representation of this data.
- 4.3.47. **Position B.** On the first night only one registration of a Soprano Pipistrelle was recorded downstairs in building B4. This was recorded 4 hours 31 minutes before sunrise. On the second night there were two registrations. The first was a Common Pipistrelle recorded 44 minutes after sunset and the second was a Serotine bat 1 hour 35 minutes before sunrise. See Figure 1b for a graphical representation of this data.
- 4.3.48. **Position C.** On the single night this detector was deployed upstairs in building B4 31 registrations were recorded attributed to Barbastelle (12 registrations), Brown Long-eared (nine registrations), Common Pipistrelle (one registration), Soprano Pipistrelle (seven registrations) and *Myotis* sp. (two registrations). The first of these registrations was a *Myotis* sp. bat 39 minutes after sunset. The first Brown Long-eared recorded was at 1 hour 50 minutes after sunset and the last was 46 minutes before sunrise. Eight of the nine Brown Long-eared records were recorded between 3:14am and 3:54am. All twelve of the Barbastelle records were within a five minute period just after midnight, with the last record 4 hours 35 minutes before sunrise. Soprano Pipistrelle were first recorded 1 hour 14 minutes after sunset and the last record was 1 hour before sunrise. See Figure 1c for a graphical representation of this data.

- 4.3.49. **Position E.** This static detector recorded the highest number of registrations across all of the static detector positions, totalling 311 (excluding social calls) over two nights which equates to 82% of the registrations.
- 4.3.50. On the first night 223 registrations were recorded attributed to Common Pipistrelle (138 registrations), Pipistrelle sp. (40 registrations), Soprano Pipistrelle (18 registrations), Barbastelle (13 registrations), *Myotis* sp. (two registrations), Brown Long-eared (two registrations), two queries, five Pipistrelle social calls and three social calls were recorded. The earliest calls were of Common Pipistrelle and Pipistrelle sp. just nine minutes after sunset, and the last Common Pipistrelle record was six minutes before sunrise. The first Soprano Pipistrelle record was 26 minutes after sunset and the last 1 hour 21 minutes before sunrise. Eight of the thirteen Barbastelle records were recorded in a four minute period 36 minutes after sunset. The rest were recorded throughout the night with the last Barbastelle record 1 hour 18 minutes before sunrise. The two *Myotis* sp. records were eleven minutes apart with the last being 3 hours 23 minutes before sunrise. The two Brown Long-eared records were 2 hours 46 minutes apart, the first being 2 hours 26 minutes after sunset and the last being 1 hour 56 minutes before sunrise. See Figure 1e for a graphical representation of this data.
- 4.3.51. On the second night 101 registrations were recorded attributed to Common Pipistrelle (66 registrations), *Myotis* sp. (15 registrations), Pipistrelle sp. (six registrations), Soprano Pipistrelle (five registrations), Barbastelle (four registrations) and five Pipistrelle social calls. The first and last records were Common Pipistrelle, 13 minutes after sunset and 45 minutes before sunrise. The majority of the *Myotis* sp. records were recorded within a four minute period between 3:51am and 3:54am, 46 minutes before sunrise. The first Soprano Pipistrelle registration was 35 minutes after sunset and the last was 4 hours 12 minutes before sunrise. The first Barbastelle record was recorded 1 hour 17 minutes after sunset and the last was 2 hours 15 minutes before sunrise. See Figure 1e for a graphical representation of this data.
- 4.3.52. **Position F.** Nothing was recorded on the bat detector at position F inside loft 2 of building B7 and it is unclear whether this was due to software malfunction or no bats were present. No evidence of bats was recorded within the loft when the detector was being deployed and collected and there was no reason to suspect a failure save for no data being recorded.
- 4.3.53. **Position G.** This detector was located within the single storey section of the main barn for one night, it was therefore located relatively close to position E. Despite the close proximity to one another activity was significantly lower at position G, with only nine registrations recorded throughout the night compared to the 223 registrations at position E over the same period. The first Pipistrelle sp. registration was seven minutes after sunset, two minutes before the first registration at position E. The last registration was of a Pipistrelle sp. seven minutes before sunrise. See Figure 1g for a graphical representation of this data.
- 4.3.54. The results of all positions are summarised in Table 4.6 below.

Night	Pos.	Pa	Ppip	Ppyg	Psp	Pnat	Nn	Myo	Es	Bb	Query	Pip Soc	social	TOTAL
22th	A	0	11	1	4	0	0	0	0	0	4	0	0	20
	B	0	0	1	0	0	0	0	0	0	0	0	0	1
	E	2	138	18	40	0	0	2	0	13	2	5	3	223
	F	0	0	0	0	0	0	0	0	0	0	0	0	0
	G	0	1	2	3	0	0	1	0	1	1	0	0	9
<b>TOTAL</b>		<b>2</b>	<b>150</b>	<b>22</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>14</b>	<b>7</b>	<b>5</b>	<b>3</b>	<b>253</b>
23rd	A	0	1	2	2	0	0	0	0	0	0	0	0	5
	B	0	1	0	0	0	0	0	1	0	0	0	0	2
	C	9	1	7	0	0	0	2	0	12	0	0	0	31
	E	0	66	5	6	0	0	15	0	4	0	5	0	101
	F	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>9</b>	<b>69</b>	<b>14</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>1</b>	<b>16</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>139</b>

**Table 4.6** Static bat detector results 22.06.2016-24.06.2016. Positions (Pos.) A, B, C, E, F and G.

*Static Detector Survey 27.07.16*

- 4.3.55. The results of the static detector survey undertaken on 27 July 2016 is summarised below and on Figures 1a-1g.
- 4.3.56. Static bat detectors were positioned for one night in the ground floor room of building B4, in the first floor room of B4, in building B5, in the main barn of B6, and in the second loft of B7 (see Plans ECO3 and ECO4b).
- 4.3.57. **Position B.** One Brown Long-eared bat was recorded overnight downstairs in building B4 39 minutes after sunset. This was the only registration in this location. See Figure 1b for a graphical representation of this data.
- 4.3.58. **Position C.** Sixty registrations were recorded overnight upstairs in building B4. These were attributed to Pipistrelle sp. (29 registrations), Common Pipistrelle (14 registrations), Soprano Pipistrelle (13 registrations), Brown Long-eared (two registrations) and Barbastelle (two registrations). The first and last registrations were Soprano Pipistrelles just one minute after sunset and 34 minutes before sunrise. The first Common Pipistrelle record was 30 minutes after sunset and the last was 55 minutes before sunrise. The two Brown Long-eared records were 20 minutes apart with the last 3 hours 52 minutes before sunrise. The first Barbastelle record was 2 hours 2 minutes after sunset and the last was 3 hours 14 minutes before sunrise. See Figure 1c for a graphical representation of this data.
- 4.3.59. **Position D.** Thirteen registrations were recorded inside building B5 overnight, attributed to Common Pipistrelle (eight registrations), Soprano Pipistrelle (four registrations) and Pipistrelle sp. (one registration). All of the registrations were between 1:07am and 2:08am. The last registration was a Common Pipistrelle 3 hours 8 minutes before sunrise. See Figure 1d for a graphical representation of this data.

- 4.3.60. **Position E.** This position recorded the highest level of activity with 242 registrations recorded overnight attributed to Common Pipistrelle (167 registrations), Soprano Pipistrelle (34 registrations), Pipistrelle sp. (38 registrations), *Myotis* sp. (one registration) and two queries. The first registration was a Common Pipistrelle 16 minutes after sunset. This was also the last species recorded 29 minutes before sunrise. The first registration of Soprano Pipistrelle was 20 minutes after sunset and the last was also 29 minutes before sunrise. The single *Myotis* sp. record was 1 hour 2 minutes before sunrise. See Figure 1e for a graphical representation of this data.
- 4.3.61. **Position F.** No bats were recorded in position F inside the second loft of the Barn Cottage, building B7.
- 4.3.62. **Position G.** At position G in the single storey section of building B6, 170 registrations were recorded overnight. This is a significant increase over the nine registrations in June and is more comparable with the level of activity at position E. At this position Common Pipistrelle (151 registrations), Soprano Pipistrelle (nine registrations), Pipistrelle sp. (eight registrations), Barbastelle (one registration) and Brown Long-eared (one registration). Of these records 88% were attributed to Common Pipistrelle, the first of which was recorded at 8 minutes after sunset, which was 8 minutes before the first registration at position E. The last Common Pipistrelle registration was 29 minutes before sunrise at the same time as at position E. The single Brown Long-eared registration was 1 hour 20 minutes before sunrise and the single Barbastelle registration was 5 hours 12 minutes before sunrise. It should be noted that neither Brown Long-eared or Barbastelle were detected at position E at any point during the night. See Figure 1g for a graphical representation of this data.
- 4.3.63. The results of all positions are summarised in Table 4.7 below.

Night	Pos.	Pa	Ppip	Ppyg	Psp	Pnat	Nn	Myo	Es	Bb	Query	Pip Soc	social	TOTAL
27th	B	1	0	0	0	0	0	0	0	0	0	0	0	1
	C	2	14	13	29	0	0	0	0	2	0	0	0	60
	D	0	8	4	1	0	0	0	0	0	0	1	0	14
	E	0	167	34	38	0	0	1	0	0	2	0	0	242
	F	0	0	0	0	0	0	0	0	0	0	0	0	0
	G	1	151	9	8	0	0	0	0	0	1	0	0	170
<b>TOTAL</b>		<b>4</b>	<b>340</b>	<b>60</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>487</b>

**Table 4.7** Static bat detector results 27.07.2016-28.07.2016. Positions (Pos.) B, C, D, E, F and G.

*Static Detector Survey 18.08.16 – 19.08.16*

- 4.3.64. The results of the static detector survey undertaken on the night of 18 August 2016 is summarised below and on Figures 1a-1g.
- 4.3.65. Static bat detectors were positioned for one night inside building B3, in the ground floor room of building B4, in the first floor room of B4, in building B5, in the main barn of B6, and in the second loft of B7 (see Plans ECO3 and ECO4c).

- 4.3.66. **Position A.** At position A inside building B3, 64 registrations were recorded overnight attributed to Common Pipistrelle (22 registrations), Barbastelle (15 registrations), Pipistrelle sp. (12 registrations), Soprano Pipistrelle (six registrations), Myotis sp. (six registrations) and Brown Long-eared (three registrations). The first registration was of a Pipistrelle bat ten minutes before sunset. The last registration was also of a Pipistrelle bat 30 minutes before sunrise. The first Common Pipistrelle registration was 36 minutes after sunset and the last was 2 hours 1 minute before sunrise. The fifteen Barbastelle registrations were throughout the night with the first recorded 2 hours 53 minutes after sunset and the last 1 hour 4 minutes before sunrise. The first Myotis sp. record was 2 hours 53 minutes after sunset and the last was 2 hours 37 minutes before sunrise. Brown Long-eared bats were recorded for the first time 2 hours 53 minutes after sunset and lastly 3 hours 26 minutes before sunrise. See Figure 1a for a graphical representation of this data.
- 4.3.67. **Position B.** Nothing was recorded downstairs in building B4 during the August survey.
- 4.3.68. **Position C.** A total of 84 registrations were recorded overnight in the upstairs room of building B4. These were attributed to Pipistrelle sp. (63 registrations), Common Pipistrelle (15 registrations), Soprano Pipistrelle (five registrations) and Noctule (one registration). The first registration was just three minutes after sunset and the last was 28 minutes before sunrise, both were recorded as Pipistrelle sp.. The only Noctule registration was recorded 1 hour 15 minutes after sunset. Common Pipistrelle were first recorded 3 hours 10 minutes after sunset and lastly recorded 1 hour 52 minutes before sunrise. See Figure 1c for a graphical representation of this data.
- 4.3.69. **Position D.** This detector stopped working at 00:54. During the 5 hours 9 minutes that the detector was working 192 registrations were recorded attributed to Common Pipistrelle (139 registrations), Soprano Pipistrelle (37 registrations), Pipistrelle sp. (14 registrations) and Brown Long-eared (2 registrations). The first registrations of all of these species were within a fifteen minute period. Common Pipistrelle 21 minutes after sunset, followed by Soprano Pipistrelle 27 minutes after sunset, Brown Long-eared 29 minutes after sunset and Pipistrelle sp. 36 minutes after sunset. See Figure 1d for a graphical representation of this data.
- 4.3.70. **Position E.** The highest number of registrations across all surveys was recorded overnight at this position, with 465 registrations attributed to Common Pipistrelle (317 registrations), Pipistrelle sp. (74 registrations), Soprano Pipistrelle (33 registrations), Barbastelle (25 registrations), Myotis sp. (three registrations), Brown Long-eared (two registrations), Nathusius' Pipistrelle (one registration) and ten Pipistrelle social calls. The first registration was of Pipistrelle sp. eight minutes before sunset followed by Common Pipistrelle recorded three minutes after sunset. The last registrations were of Common Pipistrelle and Pipistrelle sp. ten minutes before sunrise. Soprano Pipistrelle were first recorded nine minutes after sunset and the last was 1 hour 42 minutes before sunrise. The first registration of Barbastelle was 19 minutes after sunset and the last was 46 minutes before sunrise. The first Brown Long-eared registration was 44 minutes after sunset. The only record of Nathusius' Pipistrelle was 1 hour



39 minutes after sunset. The last *Myotis* sp. registration was 1 hour 18 minutes before sunrise. See Figure 1e for a graphical representation of this data.

4.3.71. **Position F.** No bats were recorded in position F inside the second loft of the Barn Cottage, building B7.

4.3.72. The results of all positions are summarised in Table 4.8 below.

Night	Pos.	Pa	Ppip	Ppyg	Psp	Pnat	Nn	Myo	Es	Bb	Query	Pip Soc	social	TOTAL
18th	A	3	22	6	12	0	0	6	0	15	0	0	0	64
	B	0	0	0	0	0	0	0	0	0	0	0	0	0
	C	0	15	5	63	0	1	0	0	0	0	0	0	84
	D	2	139	37	14	0	0	0	0	0	0	0	0	192
	E	2	317	33	74	1	0	3	0	25	0	10	0	465
	F	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>7</b>	<b>493</b>	<b>81</b>	<b>163</b>	<b>1</b>	<b>1</b>	<b>9</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>805</b>

**Table 4.8** Static bat detector results 18.08.2016-19.08.2016. Positions (Pos.) A, B, C, D, E and F.

#### *Overall Static Detector Survey Results*

4.3.73. **Position A.** Common Pipistrelle, Soprano Pipistrelle, Pipistrelle sp., Barbastelle, Brown Long-eared and *Myotis* sp. were all recorded inside building B3 during the three nights of recording in June and August.

4.3.74. The results of the static detector surveys strongly indicate that Pipistrelle sp. roost within building B3.

4.3.75. The timings of the Brown Long-eared and *Myotis* sp. registrations suggest that the building is used by these species for feeding although roosting by individuals occasionally cannot be ruled out.

4.3.76. The presence of Barbastelle droppings inside and the timings of the registrations in August indicate that this species are at the very least using the building for feeding. It is unclear from the timings of the registrations whether any were roosting inside the building, nonetheless it is very likely that they are roosting nearby.

4.3.77. **Position B.** Single registrations of Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared and Serotine were recorded over four nights. The results of the static detector surveys in June, July and August do not indicate bats roosting within the ground floor of building B4.

4.3.78. **Position C.** Common Pipistrelle, Soprano Pipistrelle, Pipistrelle sp., Barbastelle, Brown Long-eared, *Myotis* sp. and Noctule were all recorded in the upstairs room of building B4 over three nights.

4.3.79. The data strongly indicates that Common and Soprano Pipistrelle are roosting either within or in very close proximity to building B4.

- 4.3.80. The timings of the Brown Long-eared registrations indicate that this species use this building for feeding during the night, although the later registrations in June may also indicate that a roost is situated close by.
- 4.3.81. It is considered likely that Barbastelle, *Myotis* sp. and Noctule use this building as a feeding roost.
- 4.3.82. **Position D.** Common Pipistrelle, Soprano Pipistrelle, Pipistrelle sp. and Brown Long-eared bats were all recorded at this position.
- 4.3.83. The results of the static detector surveys strongly suggest that these species are roosting in close proximity to building B5.
- 4.3.84. **Position E.** Common Pipistrelle, Soprano Pipistrelle, Nathusius' Pipistrelle, Pipistrelle sp., Barbastelle, Brown Long-eared and *Myotis* sp. were all recorded inside building B6 over the four nights surveyed.
- 4.3.85. The early and late registrations of Common and Soprano Pipistrelle corroborate the activity survey records of roosting and continuous activity within building B6.
- 4.3.86. The records of Barbastelle indicate that this species may be roosting within or in close proximity to building B6.
- 4.3.87. It is considered likely that *Myotis* sp., Brown Long-eared and Nathusius' Pipistrelle use the building for feeding although occasional roosting of individual bats cannot be ruled out.
- 4.3.88. **Position F.** No bats were recorded inside loft two of building B7.
- 4.3.89. **Position G.** Common Pipistrelle, Soprano Pipistrelle, Pipistrelle sp., Barbastelle, Brown Long-eared and *Myotis* sp. were recorded in the single storey area of building B6.
- 4.3.90. The data indicates that Common Pipistrelle and Pipistrelle sp. are roosting within building B6.
- 4.3.91. The timings of the Barbastelle, Brown Long-eared, Soprano Pipistrelle and *Myotis* sp. records suggests these species are entering this area of the building for feeding.

#### *Trees*

- 4.3.92. As noted in the previous section, the Oak tree near to building B1 has the potential to support roosting bats (see Plan ECO2). This tree is to be retained as part of the proposals and therefore specific tree climbing surveys were not completed however no bats were recorded re-entering this tree during the dawn surveys undertaken.

#### *Background Records*

- 4.3.93. As part of the data search no bat records were returned as being within the site. Brown Long-eared Bat, Common Pipistrelle, Daubenton's Bat *Myotis daubentonii*, Leisler's, Nathusius's Pipistrelle, Natterer's Bat *Myotis*

*nattereri*, Serotine, Soprano Pipistrelle and Barbastelle have been recorded in the search area.

- 4.3.94. The closest records are of Daubenton's, Long-eared species, Natterer's and Soprano Pipistrelle bats in 2014 approximately 0.4km south of the site within Hatfield Forest. These species have all been recorded more recently in 2015: Daubenton's bat recorded 1.9km northeast; Natterer's bat recorded 2.7km northeast; and Soprano Pipistrelle recorded approximately 1.6km northwest of the site.
- 4.3.95. The closest Brown Long-eared record is from 2004 approximately 1.3km southeast whilst the most recent record is from 2014 located 2.3km southwest of the site.
- 4.3.96. The most recent record of Common Pipistrelle is from 1.6km northwest of the site in 2015, the closest record is from 1.5km northeast in 2007.
- 4.3.97. The closest Leisler's record is from 2.2km northeast recorded in 2007 and the most recent recorded in 2015 approximately 2.7km northeast.
- 4.3.98. A single record of Nathusius's Pipistrelle was returned as part of the data search, this was located approximately 2.9km northeast of the site recorded in 2007.
- 4.3.99. The closest Serotine record is from 2009 approximately 2.2km northeast of the site and the most recent record is from 2015 approximately 3km to the southeast.
- 4.3.100. The most recent Noctule bat record is from 2002 approximately 2.9km northeast of the site.
- 4.3.101. The closest and most recent record of Barbastelle is from 2015 approximately 1.9km northeast of the site.

#### 4.4. Other Mammals

- 4.4.1. Being predominately buildings and hardstanding there are limited opportunities for other mammal species. It is considered that low numbers of small common mammal species could make use of the site, but none of these are likely to be notable species. A dead Grey Squirrel *Sciurus carolinensis* was found in the courtyard during the initial survey.
- 4.4.2. The closest and most recent Brown Hare *Lepus europaeus* record is from 2010 approximately 0.3km east of the site. The site itself does not offer suitable opportunities for this species.

#### 4.5. Birds

- 4.5.1. The site supports some suitable nesting habitat for locally present bird species in the form of trees, hedgerows and buildings. There are multiple access points into the buildings, allowing birds to nest within.
- 4.5.2. During the initial assessment of the buildings a couple of nests, old and new, likely to be attributed to Swallows *Hirundo rustica* were recorded in the rafters of building B4. The closest Swallow record returned from the

desk study was from 2009 approximately 1.3km northeast of the site, whilst the most recent is from 2014 recorded within a 1km grid square 1.5km northeast at its closest point.

- 4.5.3. It was also recorded during the surveys that a significant quantity of Barn Owl *Tyto alba* pellets were present throughout the upper room of building B4 in August with an individual seen leaving the building through the upper window. The closest Barn Owl record returned as part of the data search is from 2013 within a grid square approximately 1.6km east at its closest point.
- 4.5.4. A bird nest was also noted inside building B5 in June however it was not occupied at the time of survey.
- 4.5.5. Tawny Owl *Strix aluco* were heard during the bat activity survey in August 2016. The closest record of this species returned as part of the data search is from 2013 within a 1km grid square approximately 2.6km south of the site at its closest point.
- 4.5.6. The desk studies received from both Essex Wildlife Trust and Essex Field Club include a large quantity of bird records, of which approximately 57% were associated with Hatfield Forest. Many of the bird records are only detailed as being within 1km grid squares.
- 4.5.7. The closest records are of Goldcrest *Regulus regulus*, Eurasian Treecreeper *Certhia familiaris*, Marsh Tit *Poecile palustris* and Nuthatch *Sitta europaea*, from the same location approximately 0.2km east of the site in 2008.
- 4.5.8. A number of bird species were recorded in 2014 within a 1km grid square approximately 0.7km northeast of the site at its closest point. Species recorded include: Black-headed Gull *Chroicocephalus ridibundus*, Buzzard *Buteo buteo*, House Martin *Delichon urbicum*, Kestrel *Falco tinnunculus*, Jay *Garrulus glandarius*, Green Woodpecker *Picus viridis*, Redwing *Turdus iliacus*, Rook *Corvus frugilegus* and Jackdaw *Corvus monedula*.
- 4.5.9. Waxwing *Bombycilla garrulus* was recorded in 2013 within a 1km grid square approximately 2.4km northwest of the site.
- 4.5.10. Willow Tit *Poecile montanus* and Redstart *Phoenicurus phoenicurus* were recorded in 2010 at a location approximately 1.1km east of the site. Woodcock *Scolopax rusticola* was also recorded in 2010 at a location approximately 1.4km northeast of the site. Siskin *Carduelis spinus* and Turtle Dove *Streptopelia turtur* were recorded in the same location in 2004. A Nightingale *Luscinia megarhynchos* record was also returned from the same location in 2002.
- 4.5.11. Dunnock *Prunella modularis*, Grasshopper Warbler *Locustrella naevia*, Robin *Erithacus rubecula*, Song Thrush *Turdus philomelos*, Whitethroat *Sylvia communis* and Willow Warbler *Phylloscopus trochilus* were all recorded in the same location in 2009 approximately 1.1km east of the site. Blue Tit *Cyanistes caeruleus*, Coal Tit *Periparus ater* and Goldfinch *Carduelis carduelis* were also recorded in 2009 approximately 1.3km northeast of the site. Linnet *Carduelis cannabina* and Tree Sparrow *Passer*

*montanus*, were recorded approximately 1.3km northeast of the site in 2009.

- 4.5.12. Hawfinch was also recorded at a location approximately 1.3km northeast of the site but in 2006.
- 4.5.13. Species recorded in 2014 within a 1km grid square approximately 1.5km northeast of the site include: Swallow, Canada Goose *Branta Canadensis*, Cuckoo *Cuculus canorus*, Teal *Anas crecca*, Gadwell *Anas strepera*, Great Crested Grebe *Podiceps cristatus*, Grey Heron *Ardea cinerea*, Greylag Goose *Anser anser*, Mute Swan *Cygnus olor*, Red Kite *Milvus milvus*, Red-legged Partridge *Alectoris rufa*, Ring Ouzel *Turdus torquatus*, Spotted Flycatcher *Muscicapa striata* and Tufted Duck *Aythya fuligula*. Bullfinch *Pyrrhula pyrrhula* and Wood Warbler *Phylloscopus sibilatrix* were recorded at this location in 2013.
- 4.5.14. Pheasant *Phasianus colchicus*, Reed Bunting *Emberiza schoeniclus* and Common Tern *Sterna hirundo* were also recorded in 2014, within a 1km grid square approximately 1.7km northeast of the site at its closest point. The following species were recorded within the same grid square in 2013: Pochard *Aythya farina*, Collared Dove *Streptopelia decaocto*, Goldcrest *Regulus regulus*, Little Owl *Athene noctua*, Mandarin Duck *Aix galericulata*, Marsh Tit *Poecile palustris*, Mew Gull *Larus canus* and Water Rail *Rallus aquaticus*.
- 4.5.15. In 2013 the following species were recorded at a location within a 1km grid square approximately 2.1km northeast of the site: Starling *Sturnus vulgaris*, Swift *Apus apus*, House Sparrow *Passer domesticus*, Skylark *Alauda arvensis* and Stock Dove *Columba oenas*.
- 4.5.16. The following species were recorded in 2014 within a 1km grid square approximately 2.8km northeast of the site at its closest point, Common Goldeneye *Bucephala clangula*, Common Greenshank *Tringa nebularia*, Kingfisher *Alcedo atthis*, Redshank *Persicaria maculosa*, Ringed Plover *Charadrius hiaticula*, Common Sandpiper *Actitis hypoleucos*, Sparrowhawk *Accipiter nisus*, Fieldfare *Turdus pilaris*, Grey Wagtail *Motacilla cinerea*, Little Grebe *Tachybaptus ruficollis*, Northern Lapwing *Vanellus vanellus*, Ruddy Turnstone *Arenaria interpres*, Water Rail *Rallus aquaticus*, Whinchat *Saxicola rubetra* and Yellowhammer *Emberiza citrinella*. In 2013 the following birds were recorded in the same location, Black Tern *Chlidonias niger*, Black-tailed Godwit *Limosa limosa*, Hobby *Falco Subbuteo*, Meadow Pipit *Anthus pratensis*, Mediterranean Gull *Larus melanocephalus*, Sand Martin *Riparia riparia* and Tundra Swan *Cygnus columbianus*.

#### 4.6. Reptiles

- 4.6.1. There are no habitats suitable to support reptile species.
- 4.6.2. No reptile records were returned as being within the site. Slow Worm, Grass Snake and Common Lizard have been recorded within the search area with records returned from both EFC and EWT.

- 4.6.3. The most recent Slow Worm record is from 2013 approximately 2.7km north of the site whilst the closest record is from 2007 approximately 1.2km east of the site.
- 4.6.4. The most recent Grass Snake record is from 2009 at a location approximately 1.3km east of the site. The closest record is from 2007 approximately 1km east of the site.
- 4.6.5. A single Common Lizard was returned by both EFC and EWT. This was recorded within Hatfield Forest approximately 2.6km north of the site in 2007.

#### 4.7. Amphibians

- 4.7.1. There are no waterbodies within the site. The closest ponds are located on the other side of New Barn Lane within Hatfield Forest and to the southwest of the site within Monkswood. The ponds are superficially suitable to support Great Crested Newts however there is no suitable habitat for amphibians within the site and connection is .....by dispersal barriers such as brick walls.
- 4.7.2. No Great Crested Newt records were returned as being within the site. The closest Great Crested Newt record is from 2001 approximately 2.8km north of the site whilst the most recent record is from 2012 approximately 3.4km southwest of the site.
- 4.7.3. The closest and most recent Smooth Newt record is from 2012 located approximately 3.3km south of the site.

#### 4.8. Invertebrates

- 4.8.1. The habitats within the site are likely to support a range of common invertebrate species but there is no evidence to suggest that any notable species would be present.
- 4.8.2. No records of notable invertebrates from within the site were returned by EWT or EFC.
- 4.8.3. The most recent and closest record of Purple Emperor *Apatura iris* is from 2014 located approximately 0.7km east of the site.
- 4.8.4. The most recent records of White-letter Hairstreak *Satyrrium w-album* Butterfly were returned as being from 2014 approximately 0.7km east of the site. The closest record was recorded in 2009 and was recorded at a location approximately 0.2km southeast of the site.
- 4.8.5. Small Heath *Coenonympha pamphilus* Butterfly were returned as being within the search area, the closest and most recent record is from 2014 recorded within a grid square located approximately 0.5km east at its closest point.
- 4.8.6. The most recent record of Wall *Lasiommata megera* Butterfly was recorded in 2007 approximately 0.7km northeast of the site.

- 4.8.7. The most recent record of Shaded Broad-bar *Scotopteryx chenopodiata* moth was recorded in 2012 approximately 1.1km east of the site.

## 5. ECOLOGICAL EVALUATION

### 5.1. The Principles of Ecological Evaluation

- 5.1.1. The guidelines for ecological evaluation produced by CIEEM propose an approach that involves professional judgement, but makes use of available guidance and information, such as the distribution and status of the species or features within the locality of the project.
- 5.1.2. The methods and standards for site evaluation within the British Isles have remained those defined by Ratcliffe<sup>8</sup>. These are broadly used across the United Kingdom to rank sites so priorities for nature conservation can be attained. For example, current Sites of Special Scientific Interest (SSSI) designation maintains a system of data analysis that is roughly tested against Ratcliffe's criteria.
- 5.1.3. In general terms, these criteria are size, diversity, naturalness, rarity and fragility, while additional secondary criteria of typicalness, potential value, intrinsic appeal, recorded history and the position within the ecological / geographical units are also incorporated into the ranking procedure.
- 5.1.4. Any assessment should not judge sites in isolation from others, since several habitats may combine to make it worthy of importance to nature conservation.
- 5.1.5. Further, relying on the national criteria would undoubtedly distort the local variation in assessment and therefore additional factors need to be taken into account, e.g. a woodland type with a comparatively poor species diversity, common in the south of England, may be of importance at its northern limits, say in the border country.
- 5.1.6. In addition, habitats of local importance are often highlighted within a local Biodiversity Action Plan (BAP). The Essex BAP has been considered as part of this assessment and is referenced where relevant.
- 5.1.7. Levels of importance can be determined within a defined geographical context from the immediate site or locality through to the international level.
- 5.1.8. The legislative and planning policy context are also important considerations and have been given due regard throughout this assessment.

---

<sup>8</sup>Ratcliffe, D A (1977). *A Nature Conservation Review: the Selection of Study areas of Biological National Importance to Nature Conservation in Britain*. Two Volumes. Cambridge University Press, Cambridge.



## 5.2. Habitat Evaluation

### *Designated Sites*

- 5.2.1. **Statutory Sites.** There are no statutory designated sites of nature conservation interest within or immediately adjacent to the site. The nearest such site is that of Hatfield Forest Site of Species Scientific Interest (SSSI) and National Nature Reserve (NNR). This designated site is located approximately 70m south of building B9 at its closest point (see Plan ECO1). Hatfield Forest SSSI and NNR comprises mixed ancient coppiced woodland, scrub, improved grassland chases and plains with ancient pollards. The forest consists of predominately Ash and Maple sp. and contains more than four hundred species of higher plants. These include nationally important plants such as Stinking Hellebore *Helleborus foetidus* and Oxlip *Primula elatior*.
- 5.2.2. The site is within the Impact Risk Zone (IRZ) of Hatfield Forest SSSI (see Appendix 1). These zones are used to make a rapid initial assessment of the potential risk to SSSIs posed by development proposals. This will also indicate whether to seek pre-application advice from Natural England.
- 5.2.3. Proposals that fall within one or more of the categories below require the Local Planning Authority (LPA) to consult Natural England on likely risks. Categories include:
- **Residential.** Residential development of 50 units or more.
  - **Rural Residential:** Any residential development of 10 or more house outside existing settlements / urban areas.
  - **Air Pollution:** Any development that could cause air pollution or dust either in its construction or operation (incl: industrial / commercial processes, 'pig' & 'poultry' units, slurry lagoons / manure stores).
  - **Discharges:** Any discharge of water or liquid waste that is discharged to ground (i.e to seep away) or to surface water, such as a beck or stream. Discharges to mains sewer are excluded.
- 5.2.4. The proposals do not fall within any of these categories and therefore Natural England do not need to be consulted on risks of impact on the SSSI.
- 5.2.5. Owing to the likely small scale of the proposed development it is not considered that the interest of the designated site shall be affected directly or indirectly by the proposed development of the site. Nevertheless, given that the site falls within the SSSI impact zones it would be considered appropriate to reduce the risk of any indirect adverse impacts occurring on Hatfield Forest by adhering to the best practice construction methodologies.
- 5.2.6. This is particularly pertinent to potential light, noise pollution or surface run-off from the site into Hatfield Forest in the south.
- 5.2.7. The potential increase in recreational pressure is not considered likely to have a detrimental effect on the interest of Hatfield Forest, with

recreational pressure not currently a reason for concern, with the area managed for public use / access.

- 5.2.8. Further statutory designation sites in the local area are sufficiently removed as to be unaffected by the potential development of the site.
- 5.2.9. **Non-statutory Sites.** The site is not subject to a non-statutory designation. Woodside Green Local Wildlife Site (LWS) (see Plan ECO1) is located approximately 40m to the south of building B7. This is common land with semi-improved grassland, ponds and marshy grassland. It is noted that the green is used for foraging by Badgers from Hatfield Forest.
- 5.2.10. Owing to the close proximity of the site it is recommended that during the development a detailed construction method statement is adhered to. In keeping with best-practice methodologies, the construction method statement shall set out the specific safeguards to be employed to reduce any likely pollution event such as excessive surface runoff entering local watercourses.

#### *Habitats*

- 5.2.11. The majority of the habitats present within the site are of limited nature conservation in themselves, being largely hardstanding and buildings however the buildings are of high nature conservation interest because of the presence of a number of bat species roosting within.

### 5.3. Faunal Evaluation

#### *Bats*

- 5.3.1. **Legislation.** All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2010 ("the Habitats Regulations"). These include provisions making it an offence:
- Deliberately to kill, injure or take (capture) bats;
  - Deliberately to disturb bats in such a way as to significantly affect:-
    - (i) be likely to impair their ability to survive, to breed or rear or nurture their young; or to hibernate or migrate; or
    - (ii) to affect significantly the local distribution or abundance of the species to which they belong;
  - To damage or destroy any breeding or resting place used by bats;
  - Intentionally or recklessly to obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).
- 5.3.2. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.
- 5.3.3. The offence of damaging (making it worse for the bat) or destroying a breeding site or resting place is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.

- 5.3.4. In accordance with the Habitats Regulations the licensing authority (Natural England) must apply the three derogation tests as part of the process of considering a licence application. These tests are that:
1. the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
  2. there must be no satisfactory alternative; and
  3. the favourable conservation status of the species concerned must be maintained.
- 5.3.5. Licences can usually only be granted if the development is in receipt of full planning permission.
- 5.3.6. All bats are listed on Annex IV of the Habitats and Species Directive and some are also listed on Annex II. Annex II includes Greater Horseshoe *Rhinolophus ferrumequinum*, Lesser Horseshoe *Rhinolophus hipposideros*, Barbastelle and Bechstein's *Myotis bechsteinii* and relates to the designation of Special Areas of Conservation (SAC).
- 5.3.7. **Site Usage.** The results of the bat survey work identified Common Pipistrelle, Soprano Pipistrelle, Nathusius's Pipistrelle, Brown Long-eared, Serotine, Noctule, Leisler's, Barbastelle and *Myotis* sp. within the site.
- 5.3.8. Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared and Pipistrelle sp. were recorded inside buildings B3, B4, B5 and B6 throughout the night. It is therefore considered likely that these areas are used for feeding.
- 5.3.9. Barbastelle and *Myotis* sp. were recorded inside buildings B3, B4 and B6 throughout the night and it is therefore considered likely that these areas are used for feeding by these species.
- 5.3.10. A single record of a Nathusius' Pipistrelle bat inside building B6 could indicate that this species occasionally uses this building for feeding.
- 5.3.11. Common and Soprano Pipistrelle were confirmed roosting in buildings B3, B4, B6 and B7. It is considered likely that the roosts underneath the ridge tiles of buildings B6 and B7 are maternity roosts.
- 5.3.12. The tables below show the status of the species within each building.

Species	Building B3	
	Roosting	Feeding
Ppip	Confirmed – Low Numbers	Confirmed
Ppyg	Confirmed – Low Numbers	Confirmed
Pa	-	Confirmed
Bb	Potential / Highly Likely – Low Numbers	Confirmed
Myo	-	Confirmed

**Table 5.1** Building B3 Bat Survey Results 2016.

Species	Building B4	
	Roosting	Feeding
Ppip	Confirmed – Low Numbers	Confirmed
Ppyg	Confirmed – Low Numbers	Confirmed
Pa	Potential – Low Numbers	Confirmed
Bb	-	Confirmed
Myo	-	Confirmed

**Table 5.2** Building B4 Bat Survey Results 2016.

Species	Building B5	
	Roosting	Feeding
Ppip		Confirmed
Ppyg		Confirmed
Pa		Confirmed

**Table 5.3** Building B5 Bat Survey Results 2016.

Species	Building B6	
	Roosting	Feeding
Ppip	Confirmed – Maternity Roost	Confirmed
Ppyg	Confirmed – Maternity Roost	Confirmed
Pnat	-	Potential
Pa	Potential – Low Numbers	Confirmed
Bb	Potential / Highly Likely – Low Numbers	Confirmed
Myo		Confirmed

**Table 5.4** Building B6 Bat Survey Results 2016.

Species	Building B7	
	Roosting	Feeding
Ppip	Confirmed – Maternity Roost	-
Ppyg	Confirmed – Maternity Roost	-

**Table 5.5** Building B3 Bat Survey Results 2016.

- 5.3.13. The site is considered to be of local importance owing to the number of different species recorded onsite. Although low numbers of each species was recorded, the combination of these species on one site is significant. The presence of bats is unsurprising given the close proximity of Hatfield Forest and the type of structures / complexity of the buildings.
- 5.3.14. **Mitigation and Enhancement.** If the redevelopment were to proceed in the absence of mitigation there is potential for bats to be killed and / or injured during the process. There is also significant potential for bats to be disturbed within their roosts. These actions would represent offences under the legislation cited earlier in the report.
- 5.3.15. Once in receipt of full planning permission and prior to any works being undertaken on the buildings (except B1 and B2) a Natural England European Protected Species licence would be required.
- 5.3.16. Reference to Natural England's *Bat Mitigation Guidelines* is instructive in formulating appropriate mitigation and compensation measures to offset the bat interest identified within the site.
- 5.3.17. The higher mitigation / compensation requirements specified for Barbastelle bats and the maternity roost of Pipistrelle bats are detailed below. The higher provisions for these roosts will also satisfy the

requirements for low numbers of the more common species roosting on-site although specific roosting conditions for each species will be detailed at a later stage.

### Barbastelle Bats

- 5.3.18. Barbastelle are known to use buildings B3, B4 and B6 for feeding, with bat registrations and droppings recorded within. These areas would be categorised as feeding perches of common / rarer species as well as a feeding perch of an Annex II species (Barbastelle).
- 5.3.19. In August a single unidentified bat was recorded roosting in the rafters of building B3, unfortunately due to the location of this bat identification was not possible. The data from the static detector positioned near this location the night before has been analysed with the data proving inconclusive. During the night Pipistrelle sp., Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared, *Myotis* sp., and Barbastelle were all recorded. There is no evidence to suggest that a maternity roost of Barbastelle is present however the buildings are likely to be used by an individual or small number of individuals during the summer months.
- 5.3.20. The conservation significance of *feeding perches of Annex II species* is higher than that of *feeding perches of common / rarer species*. The mitigation / compensation requirements according to *Bat Mitigation Guidelines* are the same as for *small numbers of rarer species, not a maternity site*. The requirements include *the provision of new roost facilities where possible. Need not be exactly like-for-like, but should be suitable based on species' requirements. Minimal timing and monitoring requirements.*

### Common Pipistrelle and Soprano Pipistrelle

- 5.3.21. At least 20 Pipistrelle bats were observed roosting under the ridge tiles of building B6 in August and at least 15 Pipistrelle bats recorded under the ridge tiles of building B7 in June. It is considered likely that there is a void underneath the ridge tiles of both buildings. The high numbers recorded in August, combined with calls corresponding to that of maternity roosts, suggest that maternity roosts are present in buildings B6 and B7.
- 5.3.22. Individual Pipistrelle bats were also recorded roosting underneath tiles on buildings B3, B4, B6 and B7.
- 5.3.23. Common Pipistrelles and Soprano Pipistrelle are common and widespread across the UK. The mitigation / compensation requirements for *maternity sites of common species* is *timing constraints. More or less like-for-like replacement. Bats not to be left without a roost and must be given time to find the replacement. Monitoring for 2 years preferred.*
- 5.3.24. The renovations will ultimately prevent bats from accessing the large interior spaces of the buildings. The loss of feeding roosts is therefore assured. The retention of these feeding roosts as they are or the provision of like-for-like space is not a viable option as the buildings are open plan and therefore bats can currently make use of the entirety of the interior space.

- 5.3.25. Provision for bats must be included in the proposals to satisfy the Natural England requirement to ensure that the favourable conservation status of the species concerned is maintained. Owing to the condition of the buildings (for example: missing or loose tiles) it is considered likely that works to the roof structure will be required in the future to ensure that the buildings do not deteriorate further. This is particularly important to protect the Grade II listed building status (B6 and B7). Should the buildings be left to deteriorate it may ultimately result in the loss of the buildings and consequently the roosting opportunities they provide.
- 5.3.26. It is recommended that the provisions include multiple bat tiles and access to enclosed voids where possible, together with bat boxes installed on buildings and / or suitable trees in the vicinity (see Appendix 2). Designated bat roosting areas can be sensitively designed within the buildings as part of the proposal to allow for continued use. Pipistrelle bats are currently roosting under the ridge tiles of buildings B6 and B7. One way to guarantee like-for-like roosting opportunities would be to leave a section of the roof in the same condition or incorporate this feature into a new roof structure with a small void under the ridge tiles and access tiles into this area. It is considered that this can be incorporated successfully into the renovations of the buildings.
- 5.3.27. Whilst the site and buildings therein support a number of roosting bats it is considered that through the sensitive design of the proposals suitable alternative and new roosting opportunities can be created to retain the bat populations at a favourable conservation status and hence accord with legislation.
- 5.3.28. It is recommended that a sensitive lighting scheme be incorporated into the design of the proposals to avoid light spillage on any important features highlighted during the surveys.

#### *Birds*

- 5.3.29. **Legislation.** Section 1 of the Wildlife and Countryside Act 1981 (as amended) is concerned with the protection of wild birds, whilst Schedule 1 lists species that are protected by special penalties. All species of birds receive general protection whilst nesting.
- 5.3.30. **Site Usage.** Owing to the open nature of many of the buildings it is likely that a number of local bird species nest inside, although specific nesting bird surveys were not undertaken given the time of year.
- 5.3.31. It was confirmed during the surveys undertaken in August that Barn Owl were present within building B4. It is likely that the single Barn Owl was roosting however nesting at other times in the season cannot be ruled out.
- 5.3.32. **Mitigation and Enhancement.** Should work to the buildings be required during the bird nesting season (typically March to July inclusive), a nesting bird survey would be necessary to ensure that no active nests are present, with active nests left in situ until the young had fledged. During the rest of the year works should be mindful of the potential presence of roosting Barn Owls, with measures taken to ensure birds are protected from harm.

- 5.3.33. The existing trees, hedgerows and vegetation will be retained and enhanced wherever possible. In the event that any vegetation should need to be cleared it is recommended that this be done outside of the bird nesting season (typically March to July inclusive) to avoid a potential offence. Should this not be possible a nesting bird survey would be required.
- 5.3.34. A range of bird boxes, including a specific Barn Owl box (see Appendix 3), positioned on buildings and / or suitable trees would be recommended to offer alternative nesting opportunities for local birds.

## 6. PLANNING POLICY CONTEXT

- 6.1. The planning policy framework that relates to nature conservation in Woodside, Essex Green is issued at two levels: nationally through the National Planning Policy Framework (NPPF), and locally through the Uttlesford District Council Local Plan.
- 6.1. Any proposed development will be judged in relation to the policies contained within these documents.

### 6.2. National Policy

#### *National Planning Policy Framework*

- 6.2.1. Guidance on national policy for biodiversity and geological conservation is provided by the NPPF, published in March 2012. It is noted that the NPPF continues to refer to further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system provided by Circular 06/05 (DEFRA / ODP, 2005) accompanying the now-defunct Planning Policy Statement 9 (PPS9).
- 6.2.2. The key element of the NPPF is that there should be “*a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking*” (paragraph 14). It is important to note that this presumption “*does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered, planned or determined*” (paragraph 119).
- 6.2.3. A number of policies in the NPPF are comparable to those in PPS9, including reference to minimisation of impacts to biodiversity and provision of net gains to biodiversity where possible (paragraph 109) and ensuring that Local Authorities place appropriate weight to statutory and non-statutory nature conservation designations, protected species and biodiversity.
- 6.2.4. The NPPF also considers the strategic approach which Local Authorities should adopt with regard to the protection, enhancement and management of green infrastructure, priority habitats and ecological networks, and the recovery of priority species.
- 6.2.5. Paragraph 118 of the NPPF comprises a number of principles which Local Authorities should apply, including encouraging opportunities to incorporate biodiversity in and around developments; provision for refusal of planning applications if significant harm cannot be avoided, mitigated or compensated for; applying the protection given to European sites to potential SPAs, possible SACs, listed or proposed Ramsar sites and sites identified (or required) as compensatory measures for adverse effects on European sites; and the provision for the refusal for developments resulting in the loss or deterioration of ‘irreplaceable’ habitats unless the need for, and benefits of, the development in that location clearly outweigh the loss.
- 6.2.6. National policy therefore implicitly recognises the importance of biodiversity and that with sensitive planning and design, development and conservation of the natural heritage can co-exist and benefits can, in certain circumstances, be obtained.



### 6.3. Local Policy

#### *Uttlesford District Local Plan 2007*

- 6.3.1. The Uttlesford District Plan was adopted in 2005 to guide and promote development in accordance with appropriate policies. Aspects of the local plan are considered to be out of date and not currently in accordance with national policy. The district council is currently in the process of preparing a new Local Plan that is currently in the public consultation stage and was expected to be ready for 2015 but has since been withdrawn from the examination process. The adopted plan from 2005 will therefore remain as the document used in determining planning applications. Within the District Plan a number of policy relate to the nature conservation applicable in the Woodside Green area and are described below.
- 6.3.2. Policy GEN7 is a general policy regarding nature conservation. It states that development that would lead to harmful effects on wildlife or geological features will not be permitted unless the need for the development outweighs the importance of retaining the nature conservation features. It also states the need for nature conservation survey when protected species and / or habitats are present on a proposed development site, and if found for mitigation and habitat creation to be incorporated within the planning process.
- 6.3.3. Policy ENV3 states the councils approach to open spaces and trees. It explains that the loss of open spaces and groups of trees and fine individual trees shall not be permitted unless the need for the development outweighs their amenity value.
- 6.3.4. Policy ENV7 regards designated sites within the district. It states that if a development is likely to have an adverse impact on an area of nature conservation significance, such as SSSIs and NNRs, the development will not be permitted unless the need for the development outweighs the particular importance of the nature conservation value of the site or. The policy also applies to nature conservation significance on a local scale, including CWS and ancient woodland.
- 6.3.5. Policy ENV8 addresses the importance of various landscape elements for nature conservation. These include:
- Hedgerows;
  - Linear tree belts;
  - Larger semi natural or ancient woodlands;
  - Semi-natural grasslands;
  - Green lanes and special verges;
  - Orchards;
  - Plantations;
  - Ponds reservoirs;
  - River corridors;
  - Linear wetland features; and
  - Networks or patterns of other locally important habitats.

- 6.3.6. ENV8 states that development will only be permitted if the need for it outweighs the need to retain the features for their importance for wild fauna and flora. Mitigation measures are also required to compensate for the harm created through the planned the development.

#### 6.4. Discussion

- 6.4.1. The majority of the site is taken up with buildings or hardstanding which in themselves are of limited intrinsic ecological interest however the confirmed presence of multiple bat species roosting and the potential for nesting birds to be inside makes these buildings of high ecological interest.
- 6.4.2. The site is within the Impact Risk Zone of Hatfield Forest SSSI however the proposals do not fall within any of the categories that require Natural England to be consulted on risks of impact on the SSSI. Nonetheless consideration must be made to this and all necessary safe construction measures employed to ensure that the SSSI is protected.
- 6.4.3. The proposals for the site would be judged against the policies summarised above. Mitigation and enhancement measures have been recommended to offset any potential adverse impacts. Taking these recommendations on board, it is considered that the relevant policy requirements will be met.

## 7. SUMMARY AND CONCLUSIONS

- 7.1. Ecology Solutions was commissioned in May 2016 by Donald McGowan to complete an ecological assessment of Lodge Farm, Woodside Green, Bishops Stortford, Essex.
- 7.2. The site was subject to an extended Phase 1 habitat survey in June 2016. Subsequently surveys were undertaken for Badgers and Bats. A desk-based study was also undertaken.
- 7.3. There are no statutory designated sites of nature conservation interest within or immediately adjacent to the site. The nearest is Hatfield Forest Site of Species Scientific Interest (SSSI) and National Nature Reserve (NNR). This is located approximately 70m south of building B9 at its closest point. The site is within the Impact Risk Zone of Hatfield Forest SSSI however the proposals do not fall within any of the categories that require Natural England to be consulted on risks of impact on the SSSI. Nonetheless consideration must be made to this and all necessary safe construction measures employed to ensure that the SSSI is protected.
- 7.4. The site is not subject to a non-statutory designation. Woodside Green Local Wildlife Site is located approximately 40m to the south of building B7. Owing to the close proximity of the site it is recommended that during the development a detailed construction method statement is adhered to.
- 7.5. The majority of the site is taken up with buildings which are of high ecological interest owing to the confirmed presence of multiple bat species roosting and the potential for nesting birds to be inside.
- 7.6. Bat activity and emergence surveys were undertaken in June, July and August 2016. The results of the bat survey work identified Common Pipistrelle, Soprano Pipistrelle, Nathusius's Pipistrelle, Brown Long-eared, Serotine, Noctule, Leisler's, Barbastelle and *Myotis* sp. within the site.
- 7.7. Building B3 is used by Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared, Pipistrelle sp., Barbastelle and *Myotis* sp. as a feeding roost and small numbers of Pipistrelle bats were recorded roosting underneath the tiles. It is likely that small numbers of Brown Long-eared, *Myotis* sp., and Barbastelle bats occasionally use this building for roosting.
- 7.8. Building B4 is also used by Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared, Pipistrelle sp., Barbastelle and *Myotis* sp. as a feeding roost. A small number of Pipistrelle bats were confirmed roosting inside building B4 and underneath the tiles. Similarly to building B3, it is possible that small numbers of the other species recorded occasionally roost in this building.
- 7.9. Building B5 is used by Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared and Pipistrelle sp. as a feeding roost. No bats were observed roosting inside or underneath the tiles of this building.
- 7.10. The surveys in June, July and August recorded almost continuous activity within building B6. Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared, Pipistrelle sp., Barbastelle and *Myotis* sp. were all recorded inside this building. It is likely that this building is a feeding roost for these species. A single record of a Nathusius' Pipistrelle bat inside building B6 could indicate that this species

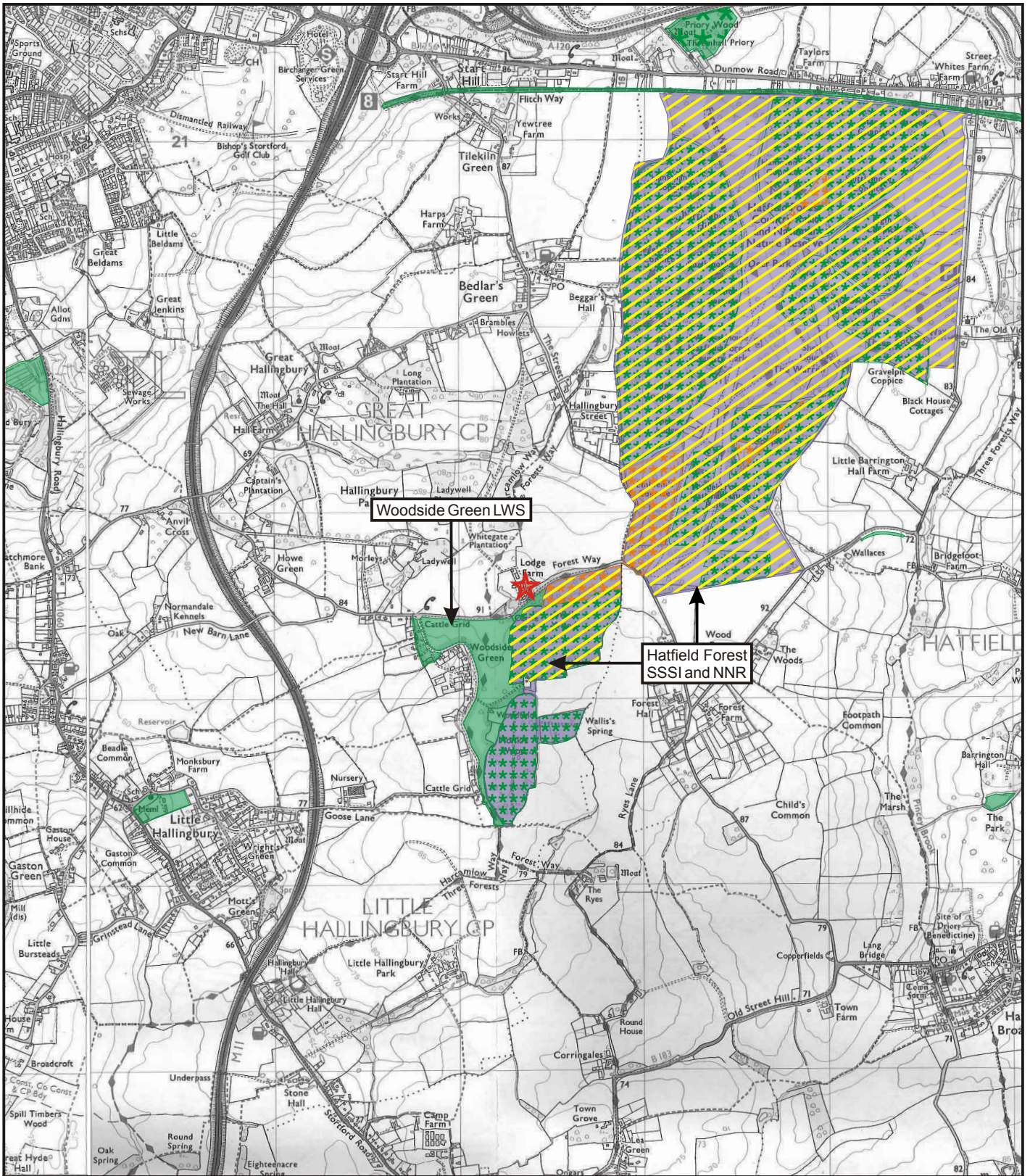
occasionally uses this building for feeding. A maternity roost of Pipistrelle bats was recorded underneath the ridge tiles of the building together with individuals roosting under tiles. It is likely that small numbers of Brown Long-eared, Myotis sp., and Barbastelle bats occasionally use this building for roosting.

- 7.11. No bat activity was recorded inside the loft of building B7, with the only evidence of use inside being a small number of old Common Pipistrelle droppings. A Pipistrelle maternity roost was recorded underneath the ridge tiles of this building during the survey in June.
- 7.12. The site is considered to be of local importance owing to the number of different species recorded onsite. Although low numbers of each species was recorded, the combination of these species on one site is significant.
- 7.13. Once in receipt of full planning permission and prior to any works being undertaken on the buildings (except B1 and B2) a Natural England European Protected Species licence would be required. If the redevelopment were to proceed in the absence of mitigation there is potential for bats to be killed and / or injured during the process. There is also significant potential for bats to be disturbed within their roosts. These actions would be offences under the legislation cited earlier in the report.
- 7.14. To ensure the favourable conservation status of the bat species present is maintained a number of provisions should be included in the proposals. Mitigation / compensation measures should include multiple bat tiles and access to enclosed bespoke bat voids where possible, together with bat boxes installed on buildings and / or suitable trees in the vicinity. Designated bat roosting areas can be sensitively designed within the buildings. It is recommended that if possible, to guarantee like-for-like roosting opportunities, the void currently used by Pipistrelle bats underneath the ridge tiles of buildings B6 and B7 is retained and protected or reinstated as part of the proposals.
- 7.15. Overall, on the basis of the current evidence, the site is of high ecological interest and any development would require a sensitive design to ensure continued roosting opportunities can be provided, and the existing bat populations maintained at a favourable conservation status.







## PLANS

## **PLAN ECO1**

Site Location and Ecological Designations



KEY:

-  SITE LOCATION
-  SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
-  NATIONAL NATURE RESERVE (NNR)
-  LOCAL WILDLIFE SITE (LWS)
-  ANCIENT & SEMI-NATURAL WOODLAND
-  ANCIENT REPLANTED WOODLAND



7124: LODGE FARM,  
BISHOPS STORTFORD,  
ESSEX

PLAN ECO1: SITE LOCATION AND  
ECOLOGICAL DESIGNATIONS










## **PLAN ECO2**

Ecological Features





**KEY:**

-  BUILDING
-  AMENITY GRASSLAND
-  AMENITY PLANTING
-  EVERGREEN TREELINE
-  DECIDUOUS HEDGEROW
-  TREE
-  TREE WITH BAT POTENTIAL
-  RECOLONISING GROUND
-  HARDSTANDING

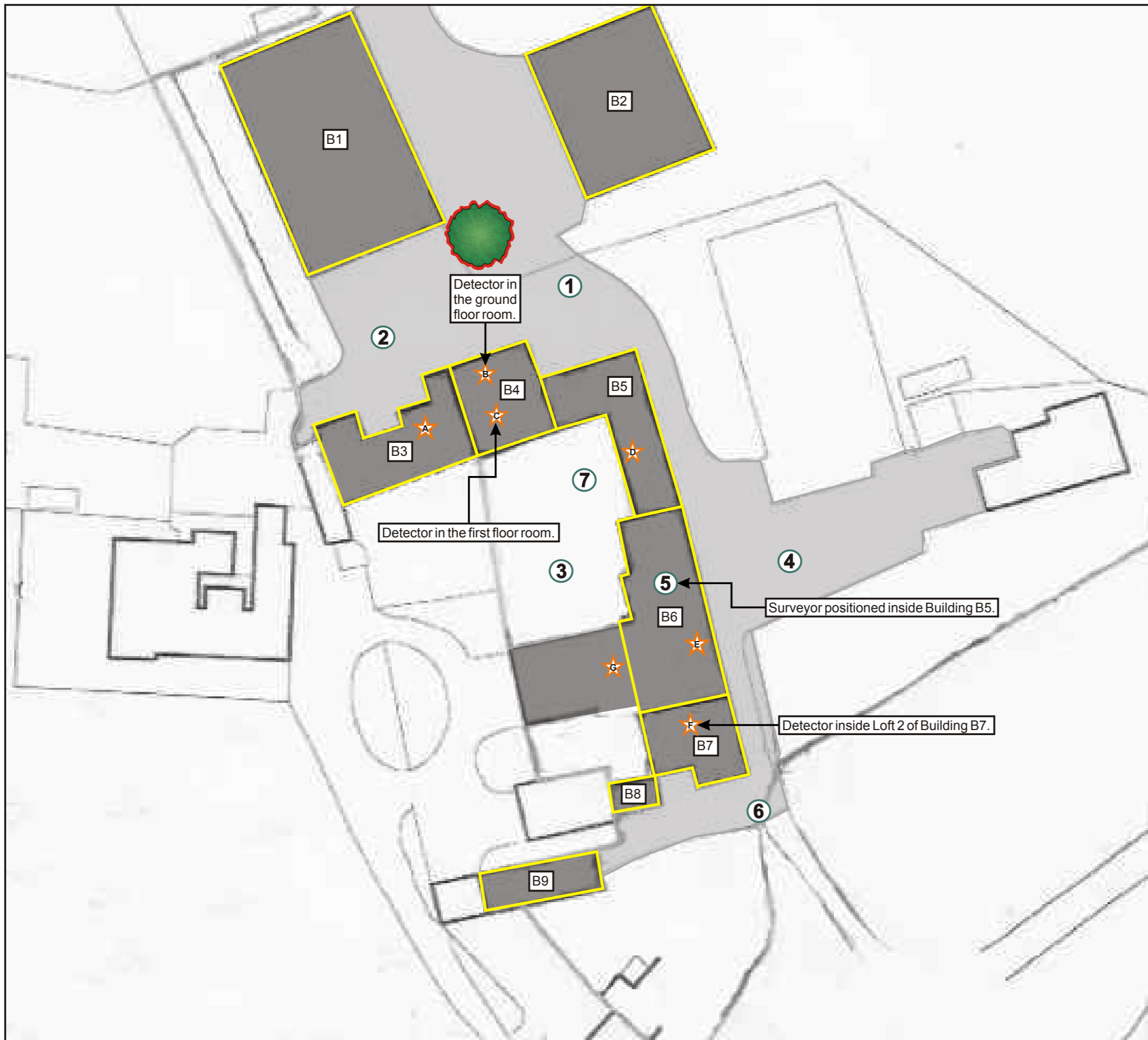


7124: LODGE FARM,  
BISHOPS STORTFORD,  
ESSEX



PLAN ECO2:  
ECOLOGICAL FEATURES

## **PLAN ECO3**

### Survey Information



**KEY:**

-  SURVEYOR POSITION
-  STATIC DETECTOR POSITION



7124: LODGE FARM,  
BISHOPS STORTFORD,  
ESSEX














PLAN ECO3:  
SURVEY INFORMATION

**PLAN ECO4a**

Bat Re-entry Survey June 2016



**KEY:**

-  AREA OF HIGH ACTIVITY (300+ REGISTRATIONS)
-  AREA OF MEDIUM ACTIVITY (100+ REGISTRATIONS)
-  AREA OF LOW ACTIVITY (<100 REGISTRATIONS)
-  SURVEYOR POSITION
-  STATIC DETECTOR LOCATION
-  BAT FLIGHT PATH INSIDE BUILDING
-  COMMON PIPISTRELLE
-  SOPRANO PIPISTRELLE
-  COMMON PIPISTRELLE / SOPRANO PIPISTRELLE
-  RE-ENTRY UNKNOWN SPECIES
-  RE-ENTRY COMMON PIPISTRELLE
-  RE-ENTRY SOPRANO PIPISTRELLE
-  RE-ENTRY COMMON PIPISTRELLE / SOPRANO PIPISTRELLE
















7124: LODGE FARM,  
BISHOPS STORTFORD,  
ESSEX

PLAN ECO4a: BAT RE-ENTRY  
SURVEY JUNE 2016

**PLAN ECO4b**

Bat Re-entry Survey July 2016



- KEY:**
-  AREA OF HIGH ACTIVITY (300+ REGISTRATIONS)
  -  AREA OF MEDIUM ACTIVITY (100+ REGISTRATIONS)
  -  AREA OF LOW ACTIVITY (<100 REGISTRATIONS)
  -  SURVEYOR POSITION
  -  STATIC DETECTOR LOCATION
  -  BAT FLIGHT PATH INSIDE BUILDING
  -  COMMON PIPISTRELLE
  -  SOPRANO PIPISTRELLE
  -  COMMON PIPISTRELLE / SOPRANO PIPISTRELLE
  -  RE-ENTRY UNKNOWN SPECIES
  -  RE-ENTRY COMMON PIPISTRELLE
  -  RE-ENTRY SOPRANO PIPISTRELLE
  -  RE-ENTRY COMMON PIPISTRELLE / SOPRANO PIPISTRELLE



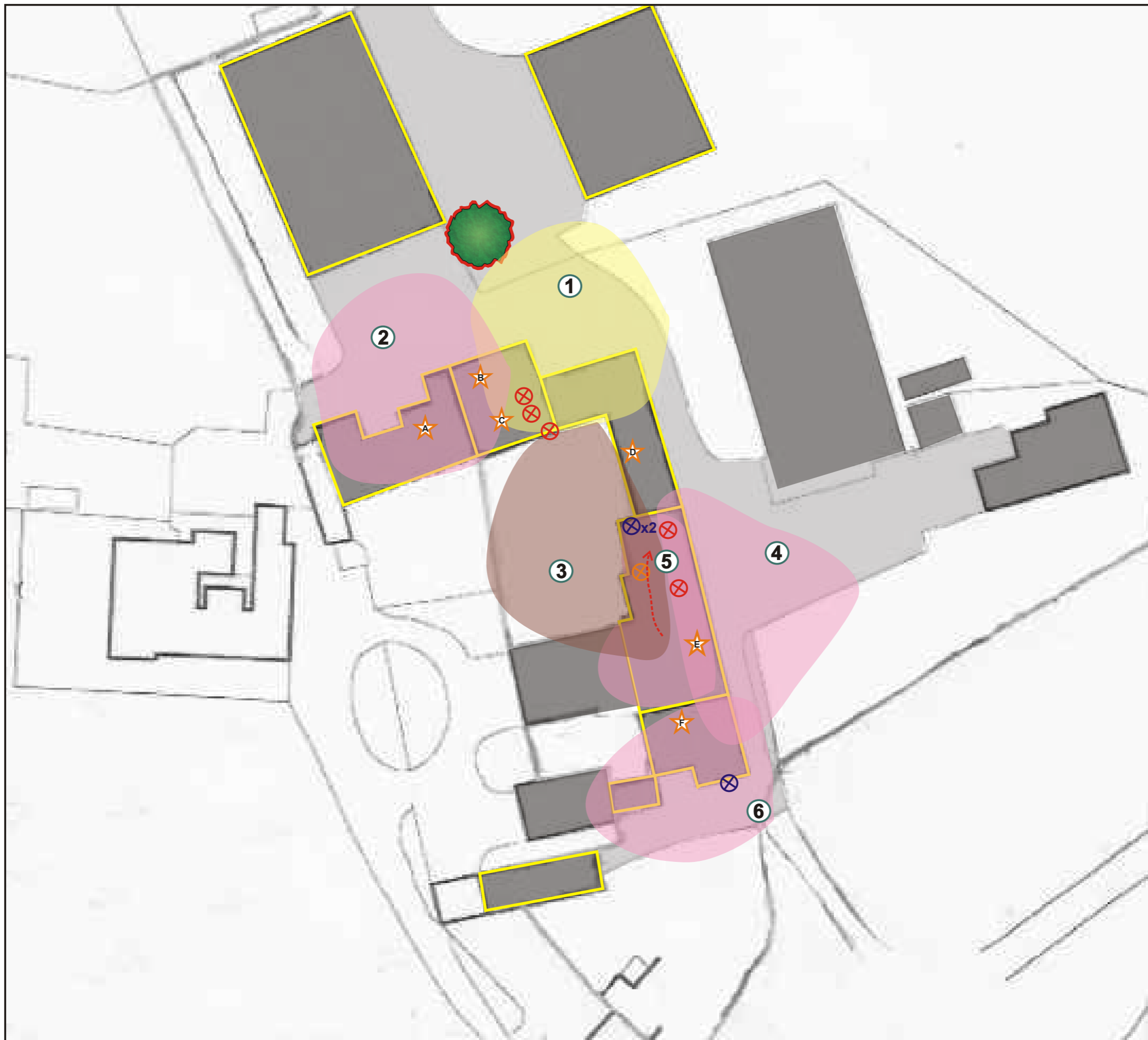
7124: LODGE FARM,  
BISHOPS STORTFORD,  
ESSEX

PLAN ECO4b: BAT RE-ENTRY  
SURVEY JULY 2016














**PLAN ECO4c**

Bat Re-entry Survey August 2016





**KEY:**

-  AREA OF HIGH ACTIVITY (300+ REGISTRATIONS)
-  AREA OF MEDIUM ACTIVITY (100+ REGISTRATIONS)
-  AREA OF LOW ACTIVITY (<100 REGISTRATIONS)
-  SURVEYOR POSITION
-  STATIC DETECTOR LOCATION
-  BAT FLIGHT PATH INSIDE BUILDING
-  COMMON PIPISTRELLE
-  SOPRANO PIPISTRELLE
-  COMMON PIPISTRELLE / SOPRANO PIPISTRELLE
-  RE-ENTRY UNKNOWN SPECIES
-  RE-ENTRY COMMON PIPISTRELLE
-  RE-ENTRY SOPRANO PIPISTRELLE
-  RE-ENTRY COMMON PIPISTRELLE / SOPRANO PIPISTRELLE



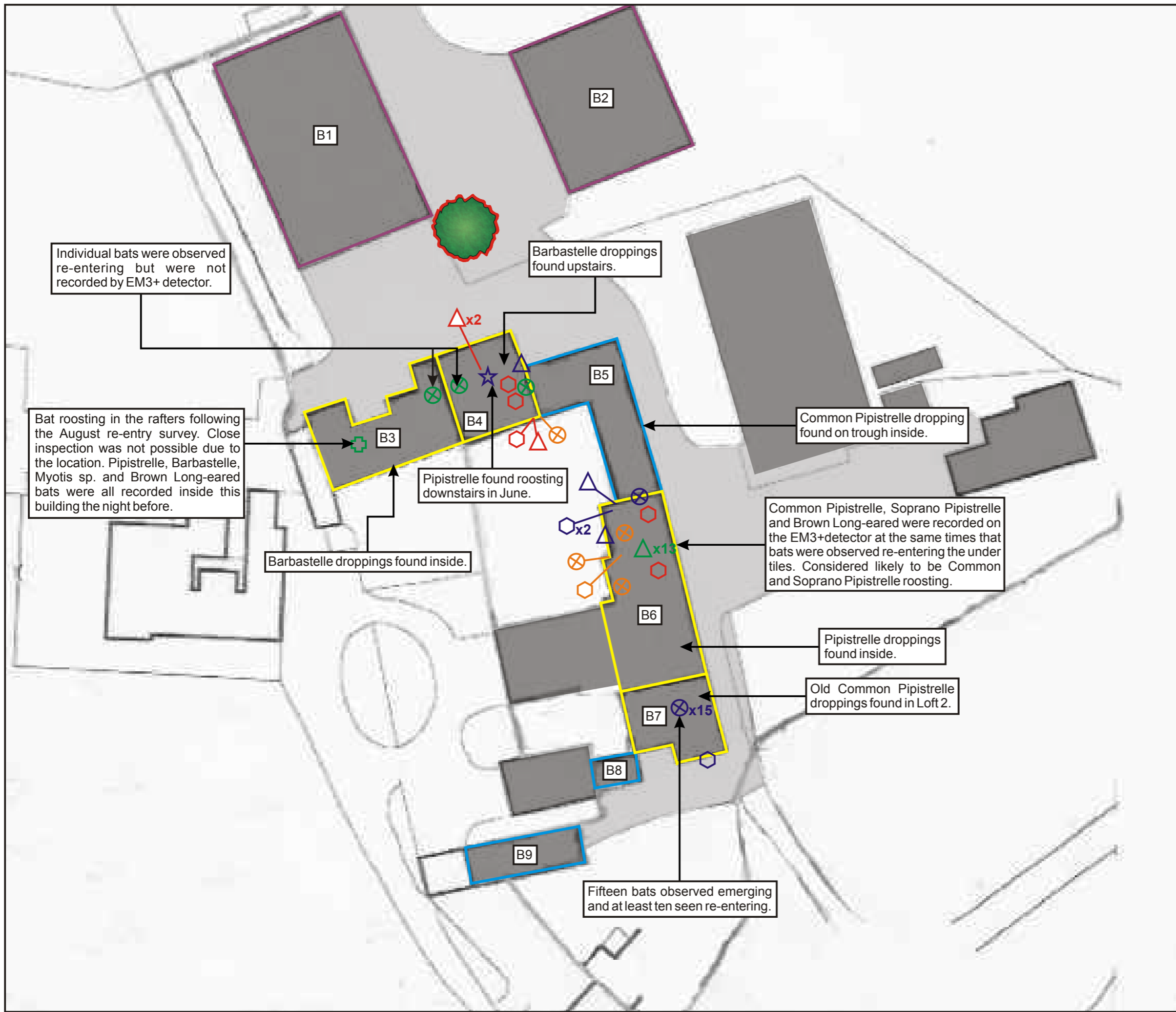
7124: LODGE FARM,  
BISHOPS STORTFORD,  
ESSEX















PLAN ECO4c: BAT RE-ENTRY  
SURVEY AUGUST 2016

**PLAN ECO5**

All Bat Roosting Records 2016

Based upon the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Ecology Solutions (East) Ltd. Cokenach Estate, Barkway, Royston, Hertfordshire, SG8 8DL. CEM20130000228



- KEY:**
-  TREE WITH BAT POTENTIAL
  -  BUILDING WITH LOW / NEGLIGIBLE BAT ROOSTING OPPORTUNITIES
  -  BUILDING WITH HIGH POTENTIAL TO SUPPORT ROOSTING BATS
  -  BUILDING WITH CONFIRMED BAT ROOST
- Monthly Activity Surveys:*
-  JUNE BAT ROOST
  -  AUGUST BAT ROOST
  -  JULY BAT ROOST
  -  MULTIPLE BATS ROOSTING
- Internal Survey:*
-  JUNE BAT ROOST
  -  AUGUST BAT ROOST
- Species:*
-  UNKNOWN SPECIES
  -  COMMON PIPISTRELLE
  -  SOPRANO PIPISTRELLE
  -  COMMON PIPISTRELLE / SOPRANO PIPISTRELLE



7124: LODGE FARM,  
BISHOPS STORTFORD,  
ESSEX

PLAN ECO5:  
ALL BAT ROOSTING  
RECORDS 2016

## FIGURES

Figure 1a: Position A

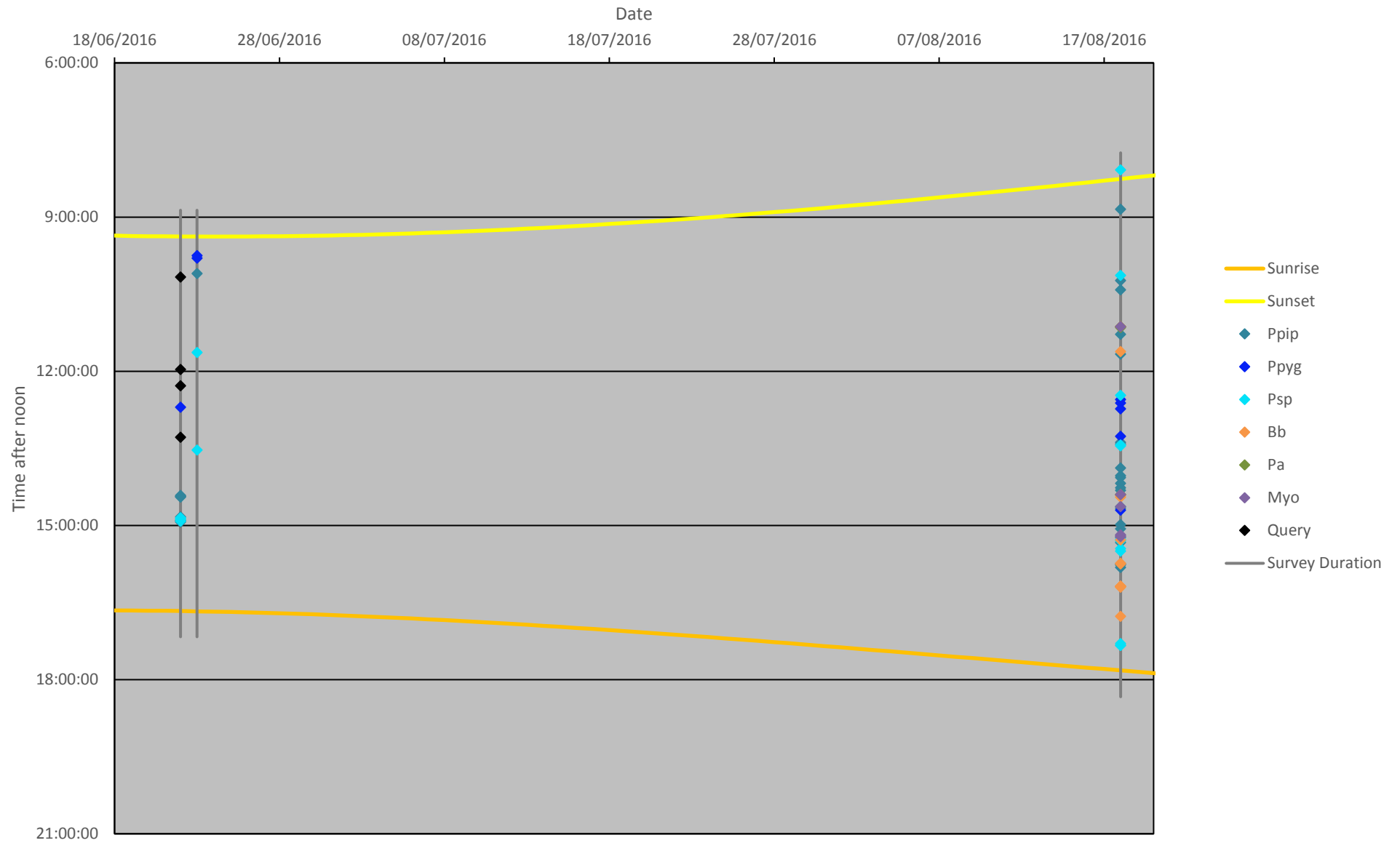


Figure 1b: Position B

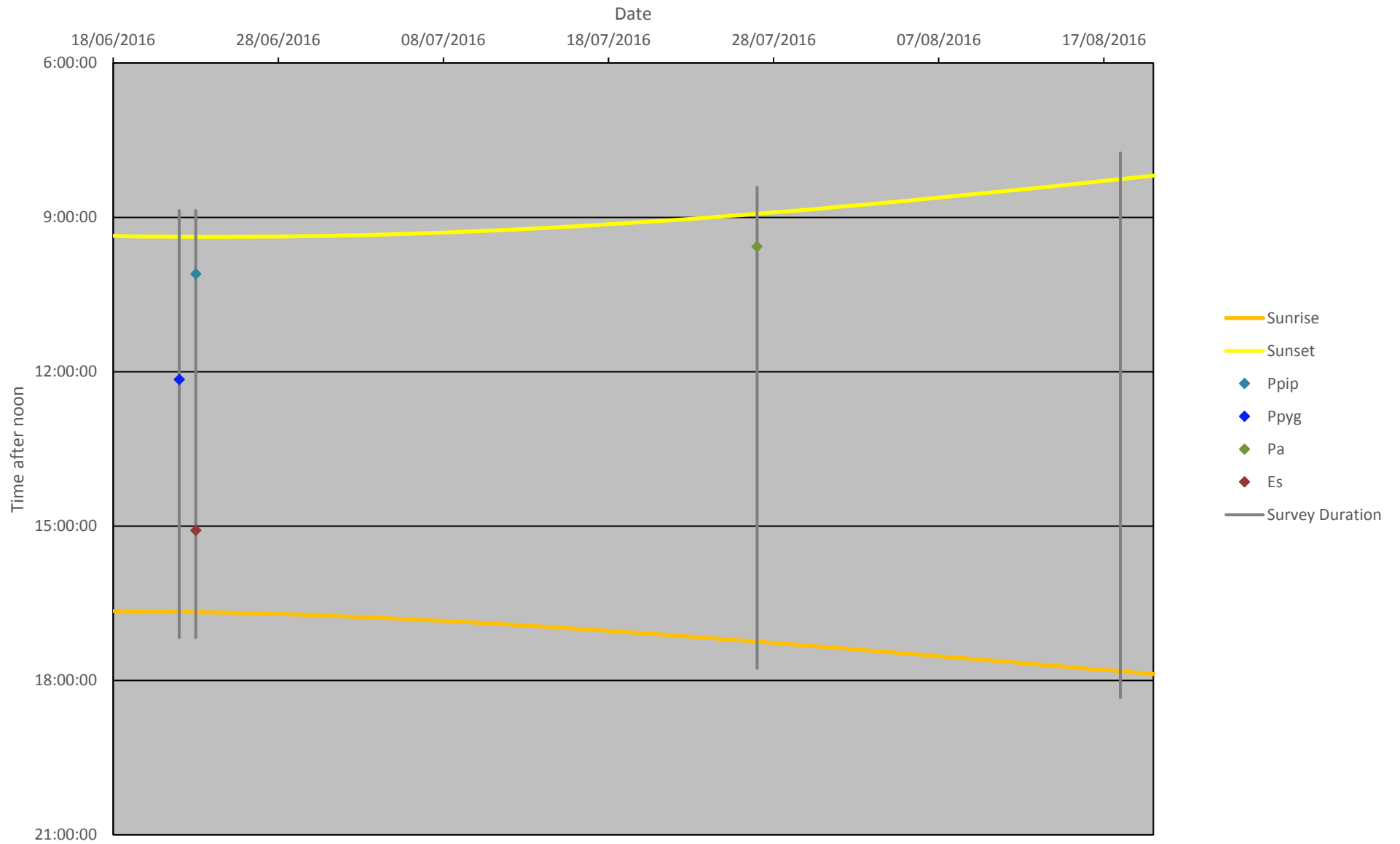


Figure 1c: Position C

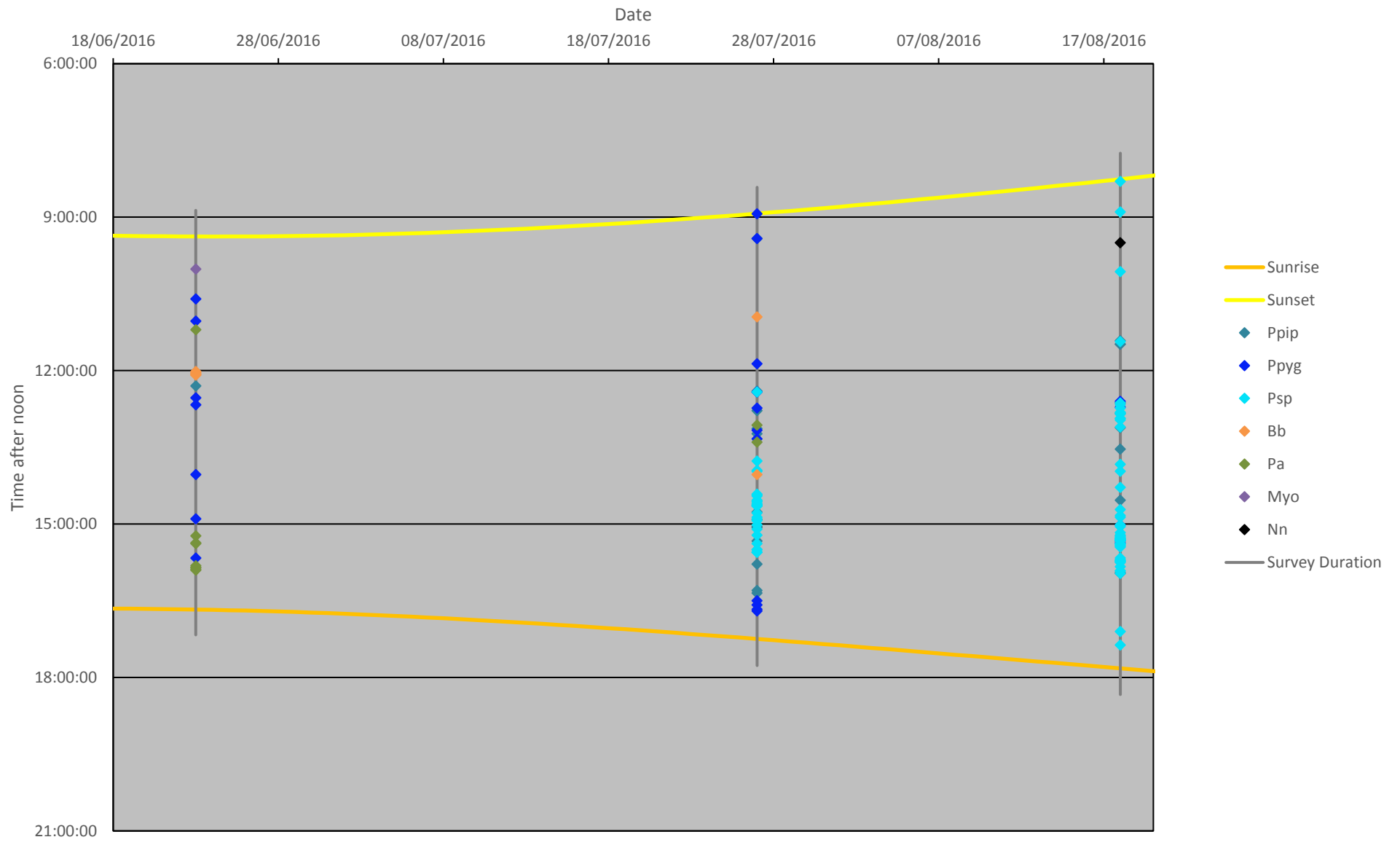


Figure 1d: Position D

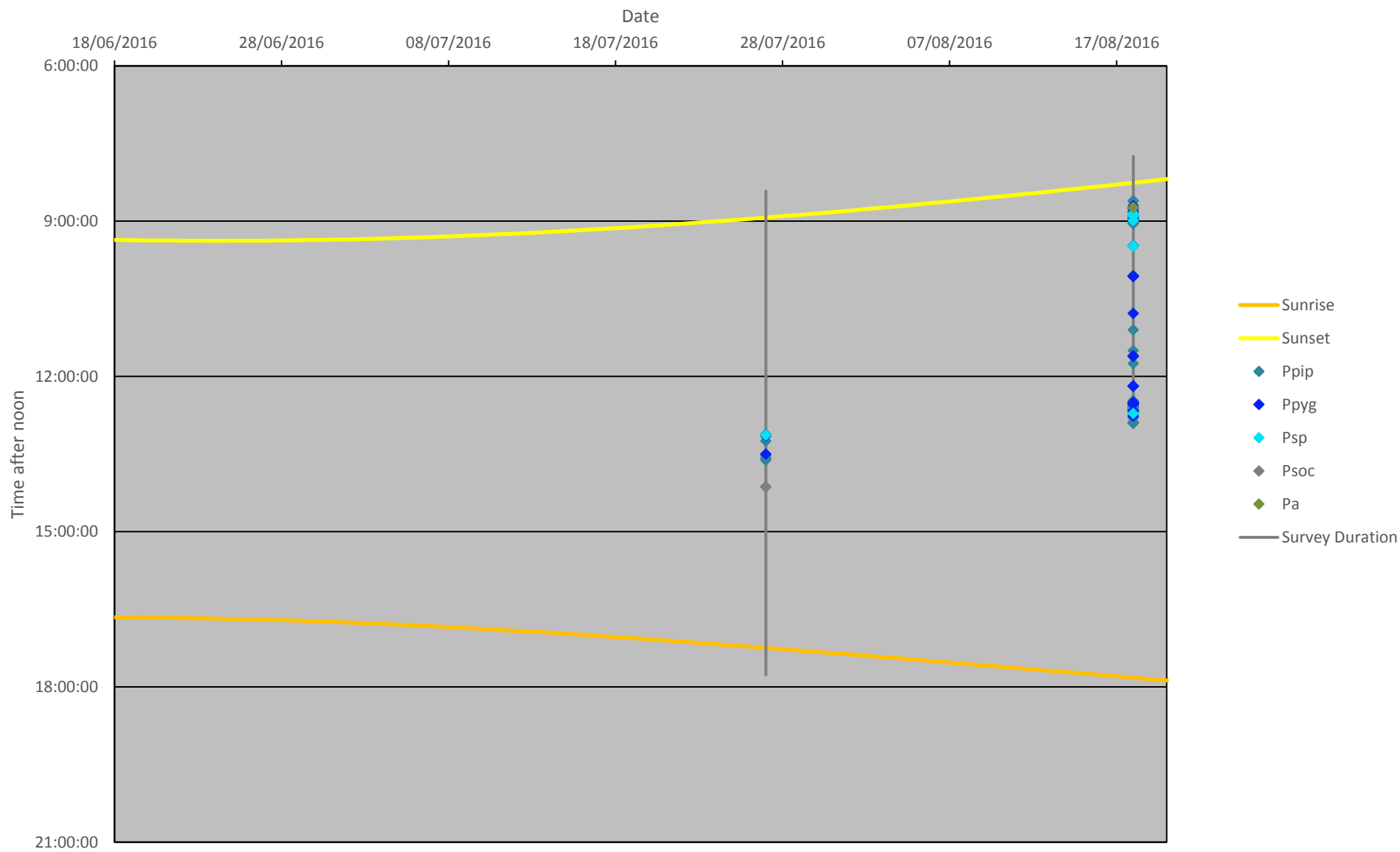




Figure 1e: Position E

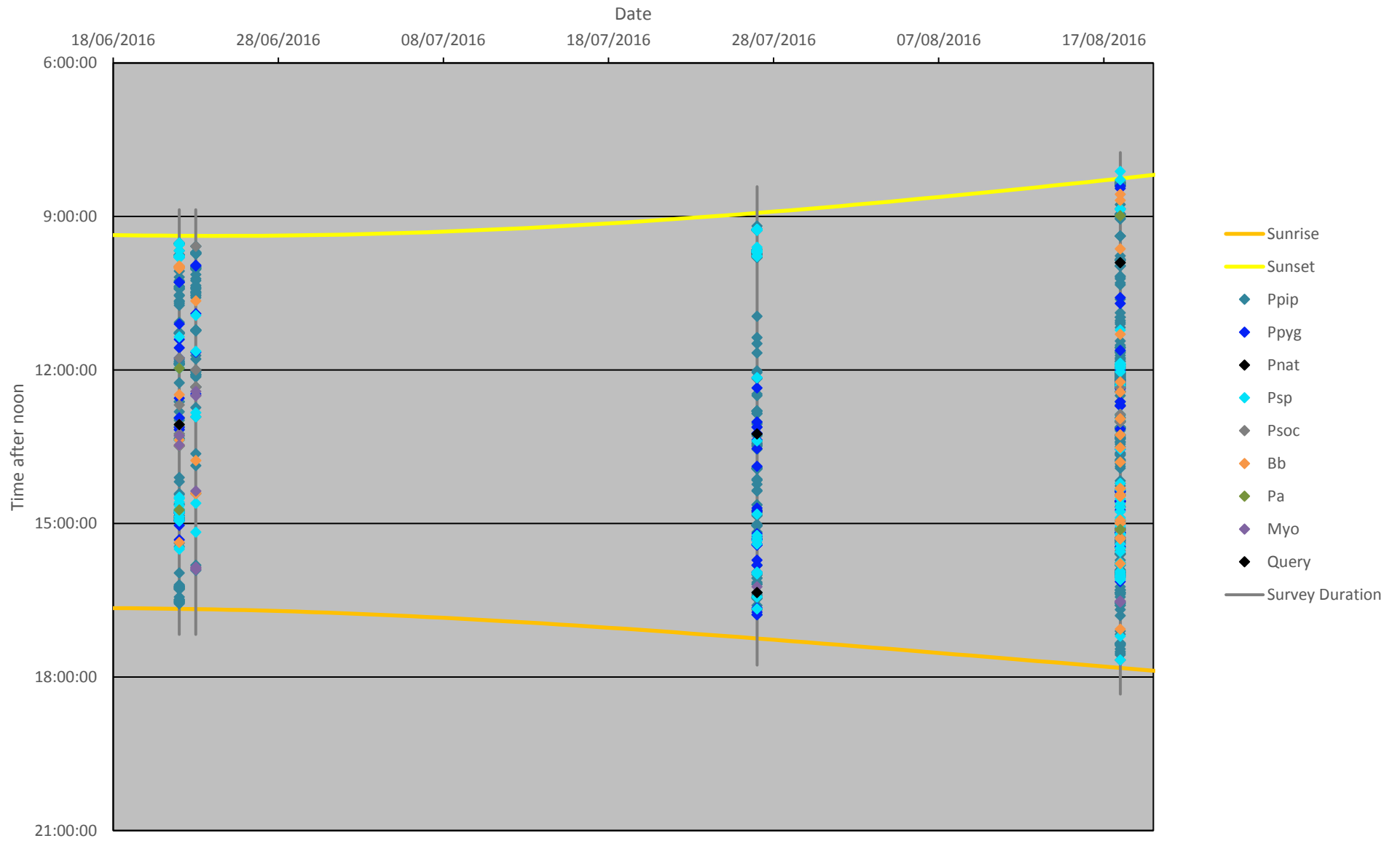


Figure 1f: Position F

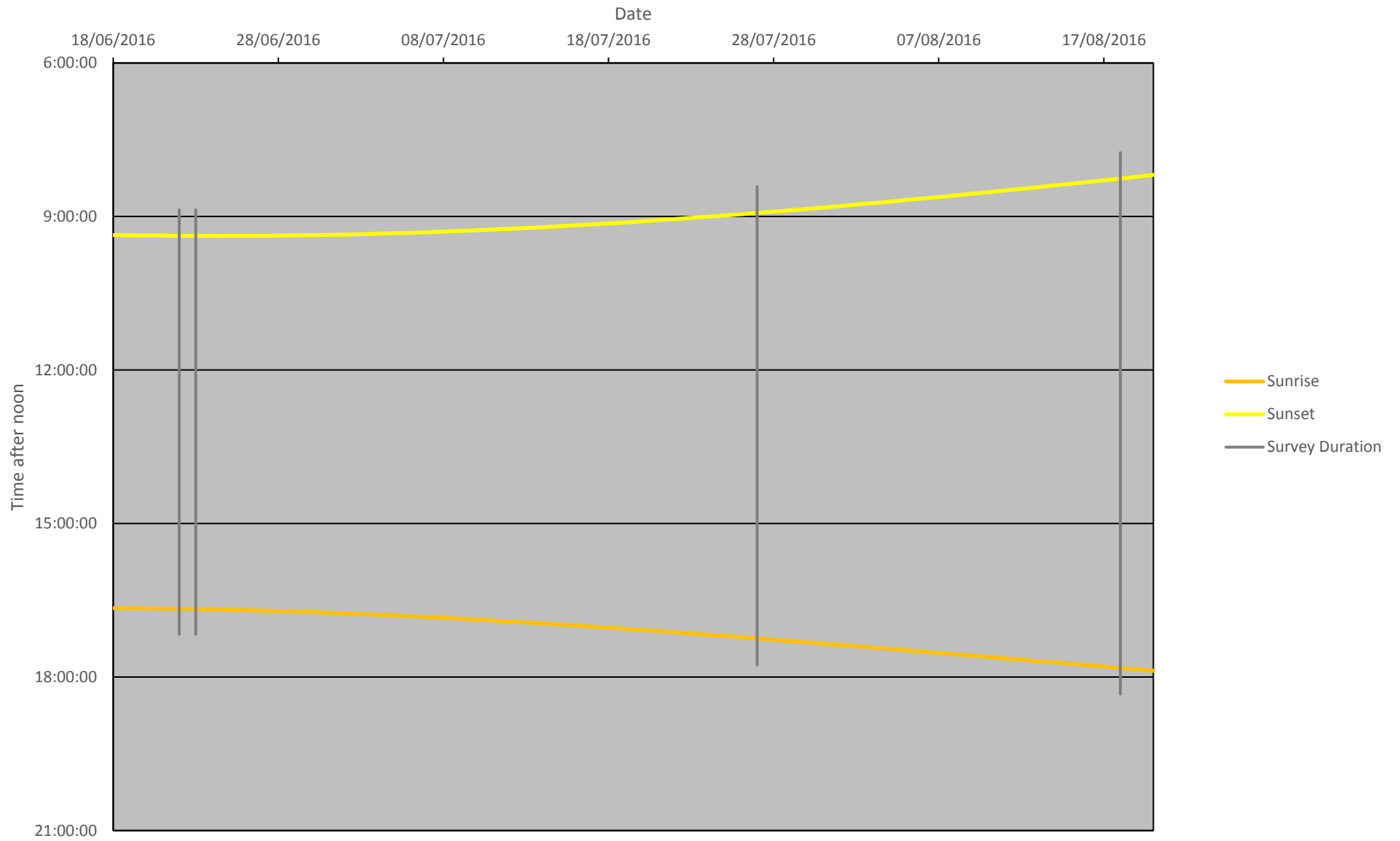
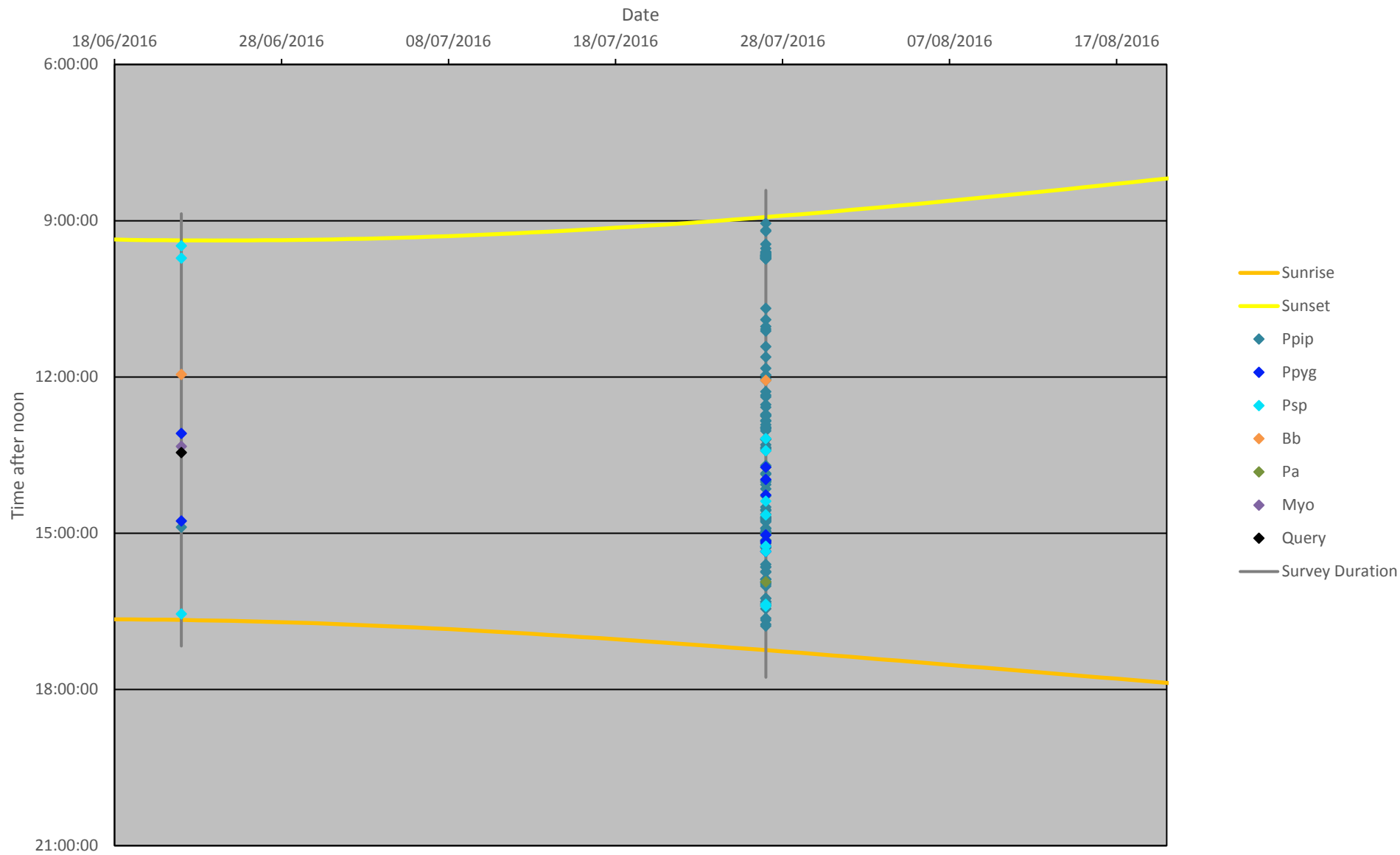


Figure 1g: Position G



## **PHOTOGRAPHS**

PHOTOGRAPH 1: Building B1



PHOTOGRAPH 2: Building B2



PHOTOGRAPH 3: Building B3



PHOTOGRAPH 4: Bat Roosting in Building B3 in August 2016



PHOTOGRAPH 5: Building B4



PHOTOGRAPH 6: Ground Floor Room of Building B4



PHOTOGRAPH 7: Bat Roosting in Ground Floor Room of Building B4 in June 2016



PHOTOGRAPH 8: First Floor Room of Building B4





PHOTOGRAPH 9: Buildings B5 and B6



PHOTOGRAPH 10: Roof of Building B6



PHOTOGRAPH 11: Interior of Building B6



PHOTOGRAPH 12: Building B7



PHOTOGRAPH 13: Loft 2 of Building B7



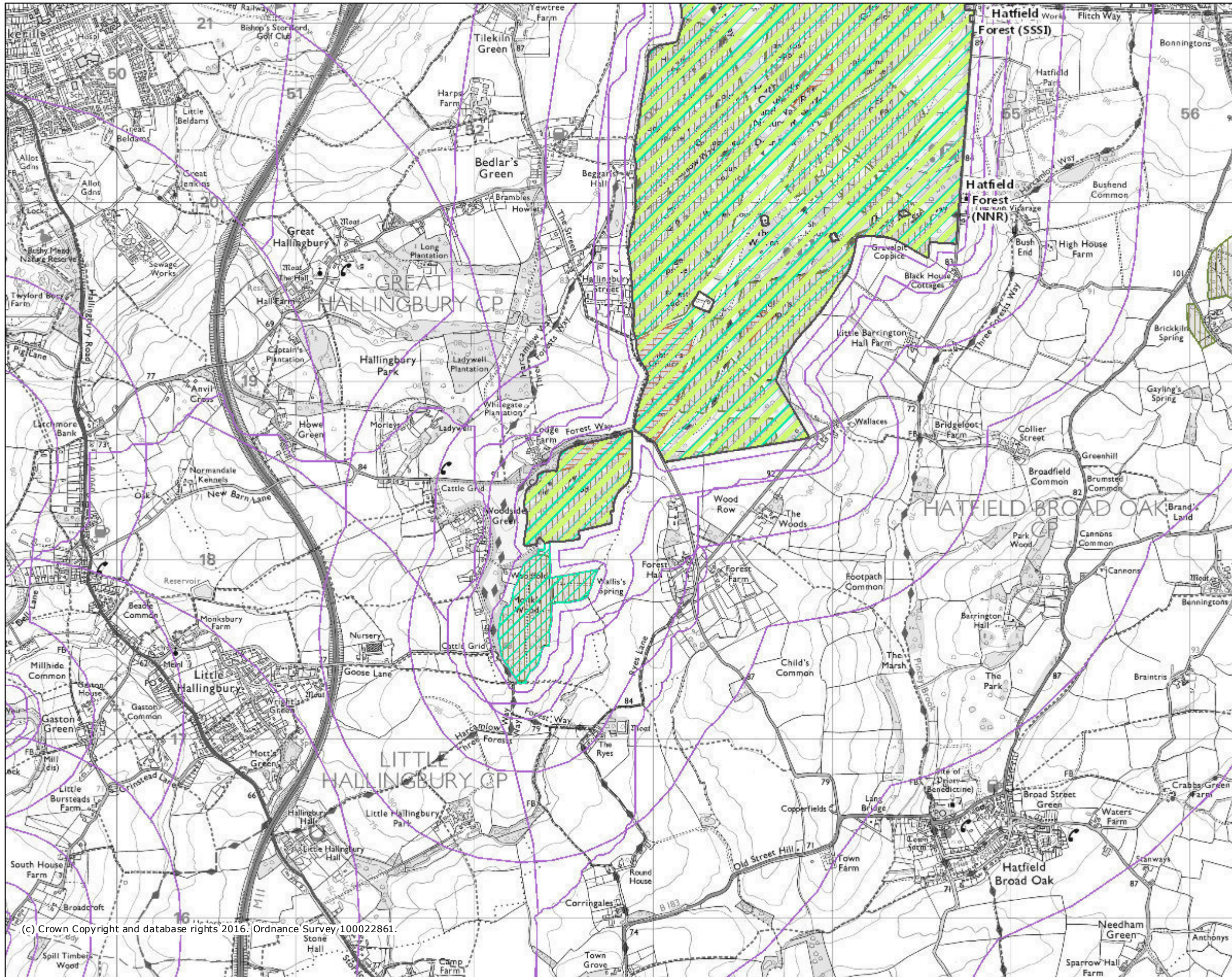
PHOTOGRAPH 14: Building B9












## **APPENDICES**

## **APPENDIX 1**

Information downloaded from Multi-Agency  
Geographic Information for the Countryside (MAGIC)



**Legend**

-  Local Nature Reserves (England)
-  National Nature Reserves (England)
-  Ramsar Sites (England)
-  Sites of Special Scientific Interest (England)
-  SSSI Impact Risk Zones – to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
-  Special Areas of Conservation (England)
-  Special Protection Areas (England)
- Ancient Woodland (England)**
-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland

Projection = OSGB36  
 xmin = 547300  
 ymin = 215600  
 xmax = 558400  
 ymax = 221100

Map produced by MAGIC on 30 November, 2016.  
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

## **APPENDIX 2**

### Bat Box Specifications

# Bat Boxes

Schwegler bat boxes are made from 'woodcrete' and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator proof and extremely long lasting.

Boxes can be hung from a branch near the tree trunk or fixed using 'tree-friendly' aluminum nails.



## 1FD Bat Box

A larger than standard bat box, with two additional roughened wooden panels inside to be used by the bats as perches.

*Woodcrete construction, 16cm diameter, height 36cm.*

## 1FF Bat Box

The rectangular shape makes the 1FF suitable for attaching to the sides of buildings or on sites such as bridges, though it may also be used on trees. It has a narrow crevice-like internal space to attract Pipistrelle and Noctule bats.

*Woodcrete (75% wood sawdust, concrete and clay mixture)*

*Width: 27cm*

*Height: 43cm*

*Weight: 8.3kg*



## 2F Bat Box

A standard bat box, attractive to the smaller British bat species. Simple design with a narrow entrance slit on the front.

*Woodcrete construction, 16cm diameter, height 33cm.*



# Bat Tube

Schwegler bat boxes are made from 'woodcrete' and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator proof and extremely long lasting.

## Schwegler No 750/6 Bat Tube

Brick boxes are designed for buildings, or underneath bridges, arches or tunnels, where conditions are relatively humid. They are particularly useful for new buildings or bridges to attract bats, or to provide new roost sites where existing buildings with bats are being renovated.

This long box can be installed within brick masonry, beneath plasterwork or wood panelling, or incorporated into concrete structures such as factory buildings or bridges. Inside it contains a woodcrete surface, a roughened wood board, and a metal mesh, providing a choice of roosting areas depending on the weather conditions and the bats' habits. This box is maintenance-free as the entrance slit is at the bottom.

No painting required, but if painting is necessary a natural breathable paint should be used.

Woodcrete (75% wood sawdust, concrete and clay mixture)

**Width:** 20cm

**Height:** 47.5cm

**Depth:** 12.5cm

**Entrance Width:** 15cm

**Entrance Depth:** 2cm

**Weight:** 13kg





Tudor Roof Tile Co. Limited  
Dengemarsh Road, Lydd, Kent, TN29 9JH  
Tel: 01797 320 202 Fax: 01797 320 700  
Email: [info@tudorrooftiles.co.uk](mailto:info@tudorrooftiles.co.uk)  
Web: [www.tudorrooftiles.co.uk](http://www.tudorrooftiles.co.uk)



CRAFTED by Tudor Tiles



## **Bat Access Tile Set**

All UK bats and their roosts are protected by law. The Wildlife & Countryside Act introduced in 1981, gave legal protection to all bat species and their roosts in England. The Conservation (Natural Habitats, etc.) Regulations 1994 as amended (most recently in 2007 and 2009 and better known as the Habitats Regulations), further strengthened this legal protection.

Bat-related offences are arrestable. The potential fine for each offence is £5,000 per bat. An offender can also be imprisoned for six months. If any property has been, or is suspected to have been, home to any number of bats, at any time, legislation requires taking advice and precautions when working on the roof. Legislation also requires provision to allow access for bats if they return.

Different species of bats prefer differing places to roost. The two most usually found species in the UK are Pipistrelle and Brown Long-Eared.

Pipistrelle



Brown Long-Eared



Pipistrelle prefer confined spaces such as under tiles on roof and hanging. The Brown Long-Eared prefer roof timbers and ridges inside lofts.

Tudor Roof Tiles Co. Limited can provide purpose made access points within your roof tiles or ridge tiles. The Bat Access Set can form part of a mitigation package required by law for existing roosts or as potential access where a roost had not previously been present.



Available in all 5 Tudor colours, or in Natural Clay (without sand face), the Bat Access Set presents a bat optimised entrance to the under-felt, or to the loft when the under-felt is opened.

For use within the roof tiles, the top 'tunnel' tile offers the bat an 18mm high x 165mm long (approx.) tunnel to an entrance hole in the undertiles. This allows the bat to crawl into the roost area.

An advantage of Tudor's tiles large double camber, is that it provides the maximum amount of natural air flow under the tiles. The carefully designed access, along with this air flow between the tiles and the under-felt, aims to provide conditions where the bats are protected from any extremes of heat. Tudor also offer ridge tiles with a similar 18mm access cut into the ridge tile side, and we can look to manufacture bespoke access tiles to your requirement.

Expert advice on bats can be obtained from the Bat Conservation Trust, 15 Cloisters House, 8 Battersea Park Road, London, SW8 4BG. Bat Helpline 0845 1300 228 .... [www.bats.org.uk](http://www.bats.org.uk) ..... email [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk)

## **APPENDIX 3**

### Bird Box Specification

# Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting.

Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.



## 1B Bird Box

This is the most popular box for garden birds and appeals to a wide range of species. The box can be hung from a branch or nailed to the trunk of a tree with a 'tree-friendly' aluminium nail.

*Available in four colours and three entrance hole sizes. 26mm for small tits, 32mm standard size and oval, for redstarts.*

## 2H Bird Box

This box is attractive to robins, pied wagtails, spotted flycatcher, wrens and **black redstarts**.

Best sited on the walls of buildings with the entrance on one side.

Schwegler boxes have the highest occupation rates of all box types. They are carefully designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. They can be expected to last 25 years or more without maintenance.



## 2M Bird Box

A free-hanging box offering greater protection from predators.

Supplied complete with hanger which loops and fastens around a branch.

With standard general-purpose 32mm diameter entrance hole.

Schwegler boxes have the highest occupation rates of all box types. They are carefully designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. They can be expected to last 25 years or more without maintenance.



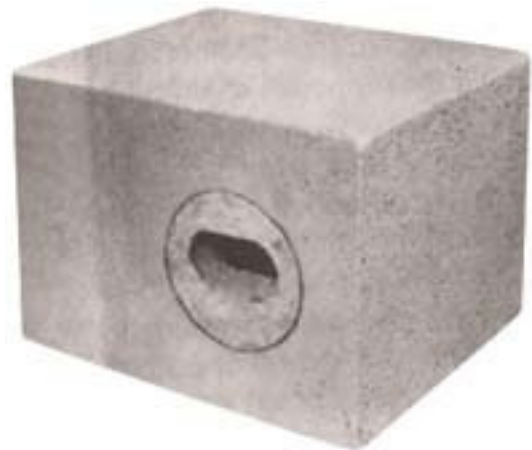
# Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.

## N25 Nest Brick

Designed for installation into the fabric of a building, this box is suitable for swifts.

*Woodcrete  
Entrance hole 55 x 33mm  
Dimensions 260mm wide x 220mm deep x 180mm high  
Weight 8.8kg*



## Lightweight Swift Box Type 1A

Developed in association with the German Environmental and Nature Conservation Organisation BUND, this box is ideal for inclusion in heat insulation systems on external walls. The ring-shaped entrance enables the box to be installed flush with the wall surface and is designed to make approach to the box much easier for Swifts.

*Dimensions: 135mm high x 340mm wide x 150mm deep  
(plus 17mm entrance ring)  
Weight: approximately 2.7kg*



## No 23 Barn Owl Box

This box is best sited on the interior wall of barns or church towers. Only a small opening is needed on the outside of the building to serve as an entrance. There is an inspection panel at the back of the box.

*Made of waterproof wooden boarding  
Dimensions 100cm x 50cm x 50cm  
Entrance hole 14cm x 19cm*



# Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.

## Barn Owl Nestbox for Buildings

Handmade at the Barn Owl Trust for indoor use. This box is designed to be safer for owlets.

*FSC-approved 9mm Plywood,  
Dimensions 510mm wide x 410mm deep x 610mm high  
Weight 14kg*



## Barn Owl Nestbox for Trees

Handmade at the Barn Owl Trust for outdoor use. This box has torch-on roofing felt and sealed joints making it safe to use outdoors. Designed to be fixed to an exposed tree trunk.

*FSC-approved 9mm Plywood,  
Dimensions 740mm wide x 500mm deep x 710mm high  
Weight 18kg*

# Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box.

They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting.

Many boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.



## **No 10 Swallow Box**

This box should be located inside buildings such as barns, stables, sheds or outhouses, ensuring there is always access for the birds through a window or opening.




**ecology solutions**

ecology solutions (east) ltd • cokenach estate • barkway • royston • hertfordshire • SG8 8DL  
t 01763 848084 e east@ecologysolutions.co.uk w www.ecologysolutions.co.uk

e c o l o g y   s o l u t i o n s   f o r   p l a n n e r s   a n d   d e v e l o p e r s



STN Aerodrome Safeguarding Response:				
No Objection	Crane Advisory Permit Required	Need to engage with MAG Safeguarding	Request Conditions	Objection
X				
Details:				
<p>The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict aerodrome Safeguarding criteria.</p> <p>We have no aerodrome safeguarding objections to the proposal.</p>				
<p>Signed: Diane Jackson  (Authorised MAG Aerodrome Safeguarding Officer)</p> <p>Date: 28/03/2019</p>				

The appropriate office for consultation is:



Enterprise House  
 Bassingbourn Road  
 Essex  
 CM24 1QW



### 32. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

### 33. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

### 34. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



If you have answered YES to, or ticked any part of, any of the above questions you are likely to need an ecological assessment. This should be addressed before you submit your planning application by seeking advice from a professional and suitably qualified ecologist.

Assessments should be proportionate to the size of the site and the nature of the proposals. If your ecologist considers the impacts on ecology are negligible, they should provide justification with clear photographs to explain why. This must include an explanation of how all potential impacts on biodiversity will be avoided and/or why protected and Priority species are not an issue on your site. If the information received is not adequate, the application may be refused.

**SITE DETAILS AND DECLARATION**

*Ecological assessment  
all done & submitted as  
part of the application.*

Site Address:

LODGE FARM  
WOODSIDE GREEN  
GT. HALLINGBURY CM20 1RN

I confirm that to the best of my knowledge, the information provided in this checklist is complete and correct. I understand that if the information provided is incorrect it may result in a delay in the determination of my application, or its refusal.

Applicant/Agent's name:

PAUL SCOTT

Applicant/Agent's organisation (where applicable):

P.A. SCOTT ASSOCIATES

Signed:

[Redacted signature box]

Date:

24/1/19



It is recommended, therefore, that prior to the change of use of the structures they are all 'preserved by record' through an archaeological recording survey. This will record both the external and internal structure identifying features that relate to each of the buildings' original function. It should also include a full assessment of the buildings' context within the farmstead. A detailed photographic record, complex plans and full interpretation of building sequence will be required.

A recognised professional team of archaeologists should undertake the recording work. The work will comprise of a building records to Level Three undertaken on all of the buildings proposed to be altered and an assessment of their associated setting.

If you have any questions please do not hesitate to contact me.

Yours sincerely



**Richard Havis**  
**Principal Historic Environment advisor**



*NOTE : This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter*

**From:** [Sophie Currey, Strategic Development Officer](#)  
**To:** [Planning](#)  
**Subject:** [External]..UTT/19/0388/FUL | Conversion of barns and agricultural buildings to 4 no. Dwellings. | Buildings At Lodge Farm Woodside Green Great Hallingbury Bishops Stortford  
**Date:** 16 April 2019 13:01:45

---

Good Afternoon,

From a highway and transportation perspective the Highway Authority has no objections to make on this proposal.

Kind regards,

**Sophie Currey**

Strategic Development Officer

Transportation and Smarter Travel

Essex County Council

The Highway Authority is now charging for all pre-planning application advice, full details can be found here – [Pre-App Charging](#)

This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. The contact details of the sender and recipients constitute personal data. These along with any other personal data in the email (including any attachments) must be handled in accordance with the Data Protection Act 2018. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses.



### **3. PRIOR TO COMMENCEMENT: BIODIVERSITY ENHANCEMENT LAYOUT**

A Biodiversity Enhancement Layout, providing the finalised details and locations of the mitigation and enhancement measures contained within Ecological Assessment (Ecology Solutions, Jan 2017) and the mitigation agreed in the EPS licence issued by Natural England shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

**Reason:** To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species)

Please contact me with any queries.

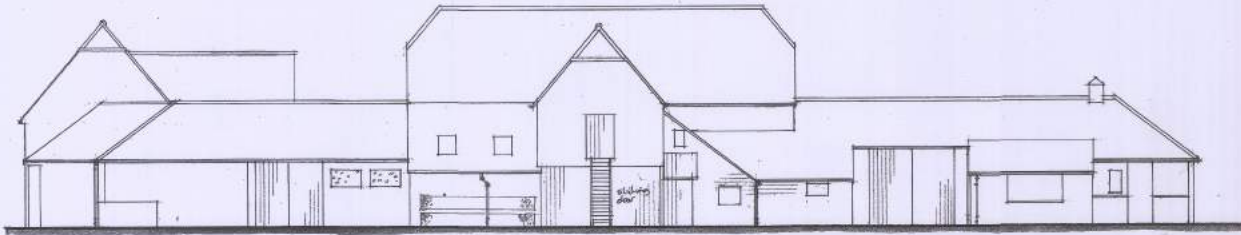
Yours sincerely,

**Lois Crisp BSc (Hons) PG Cert**  
Junior Ecological Consultant

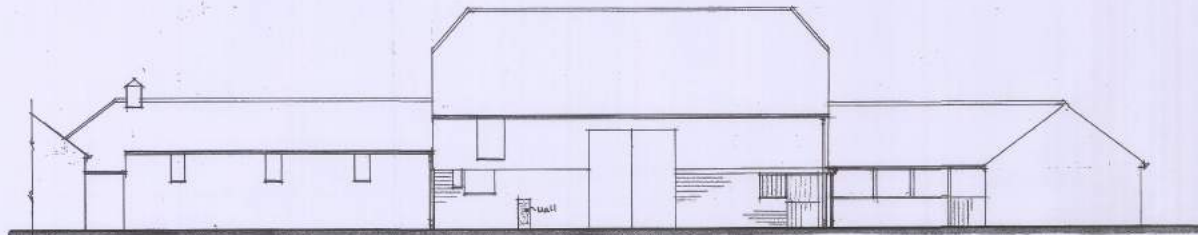


**Place Services provide ecological advice on behalf Uttlesford District Council**

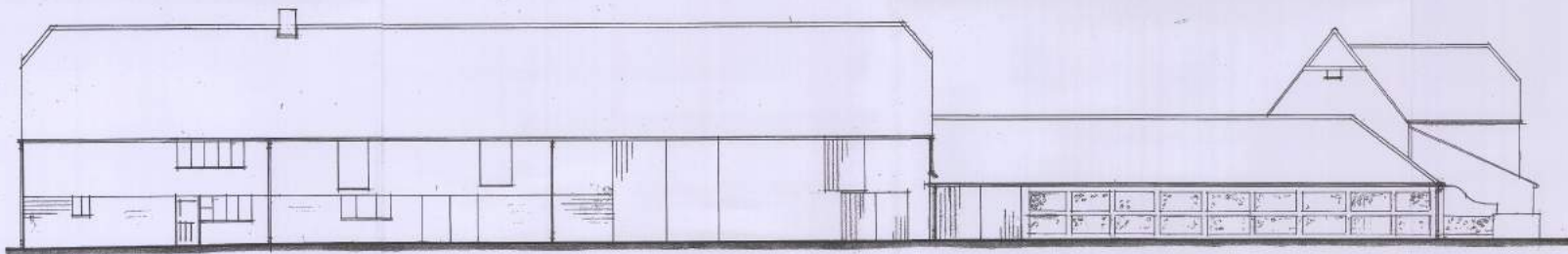
Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



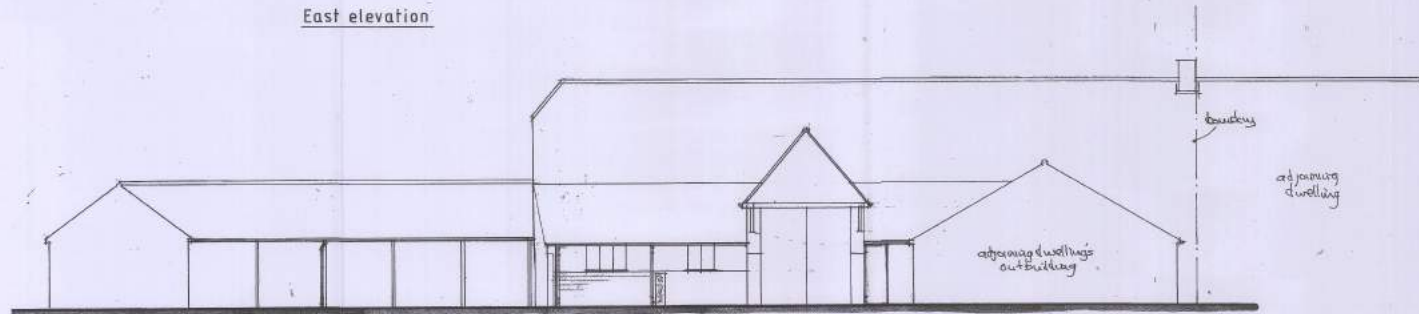
North elevation



South elevation



East elevation



West elevation

**Domestic clients**

1. All alterations to be checked on site before work commences.
2. The contractor to be sent to the building before approved or signed that he is in possession of a drawing showing all modifications or amendments before starting work.
3. Any variations from the details shown to be reported to P. A. Scott Associates prior to construction of work.
4. Any foundation, even existing good and bearing ground, however the final depth and design of foundation will be subject to prevailing soil conditions.
5. Except for sites with a significant slope, the ground level shown on the drawing is after completion of the development is usually 50-75mm below ground floor level.

**The Construction Design and Management Regulations 2015**

**CDM Regulations**

The client must comply with the Construction Design and Management Regulations 2015. The client must appoint a contractor, or more than one contractor if to be involved, the client will need to appoint an architect or principal designer to plan, manage and coordinate the design and design work with a principal contractor to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project.

**Domestic clients**

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts on the works.

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

(b) Exceeds 100 person days.

**Domestic clients**

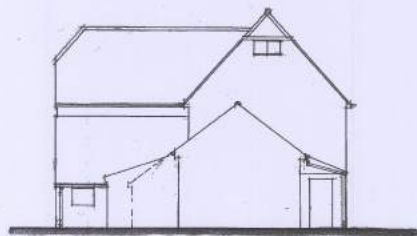
It is the client's (building owner's) responsibility to ensure that all parts of the building e.g. roof, walls, walls, floors, gutters, foundations are constructed in accordance with the client's building owner's instructions. Any building work shown on the drawing is based on the characteristics e.g. height, width etc. and are not legally definitive. It is the client's building owner's responsibility to verify the condition of all relevant boundaries, with any adjoining owners as necessary / appropriate.

**Part 3 - 4.4.1**

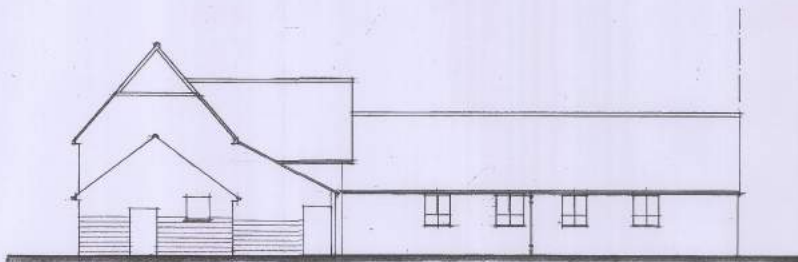
The Party Wall etc Act 1994 places obligations on owners of buildings and adjoining owners. Any structure to be built within the boundary line would normally require the adjoining owner to be notified in accordance with the provisions of the Act. In all cases adjoining buildings or structures within 3m or 4m of adjoining buildings and also within the same boundary line must be notified. It is the building owner's responsibility to ensure that the adjoining owners have been served on any adjoining owners where the Act applies.



No.	revision	By	Date
client <b>J L McGowan</b>			
project conversion of barns to dwellings—Lodge Farm, Woodside Gn., Gt. Hal.			
drawing existing elevations			
<b>P A SCOTT ASSOCIATES</b> CHARTERED SURVEYORS Architectural Services - Planning Consultants The Old House, 14, Bedford Road, Chislehurst, Essex, SS11 9LQ Tel: (01245) 493420 Fax: (01245) 390044 e: paul@pascott.co.uk w: www.pascott.co.uk			
scale:	1:100	drawn:	ps/an
date:	may '18	checked:	
drawing no.:	PS 3160.2	sheet:	2 of 6



section/elevation B-B



section/elevation A-A

**Design notes**

1. All dimensions to be checked on site before work commences.
2. The contractor is to work to the drawings marked approved or ensure that he is in possession of a drawing incorporating all modifications or amendments before starting work.
3. Any variation from the details shown to be reported to P. A. Scott Associates prior to construction of work.
4. Any foundation shown assumes good level bearing ground, however the depth and slope of foundation will be subject to geotechnical and climatic.
5. Levels for sites with a significant slope to the ground level shown on the drawings are other than that of the development to a depth 0.3-0.5m below ground floor level.

**The Construction Design and Management Regulations 2015**

**CDM REGULATIONS**

The client must comply with the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint in writing a principal contractor. The client must also coordinate the planning and design work with a principal contractor. The client must also coordinate the construction and ensure there are arrangements in place for managing and organising the project.

**Design's duties**

The design's duties is to appoint a principal designer and a principal contractor when there is more than one contractor. If not then duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

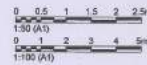
- (a) last longer than 30 working days and has more than 10 workers working simultaneously at any point in the project;
- (b) covers 500 person days.

**Handover**

If it is the client / building owner's responsibility to ensure that all parts of the building are safe, such as walls, roofs, floors, gutters, scaffolding and construction work, within the client / building owner's legal responsibility over the building without the building owner's consent. Any liability (such as that on the drawing or design) or practice with construction (e.g. fence, walls etc.) and any other liability contract, it is the client / building owner's responsibility to verify the accuracy of all relevant handover, with any existing owners as necessary / appropriate.

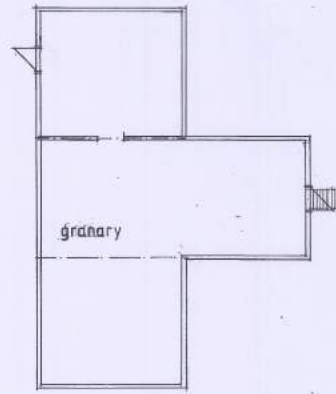
**Design's duties**

The Party holds all the relevant obligations as owners of buildings and building owners. Any structures to be built within the boundary the Party cannot require the building owner to be notified or overcome with the formal procedure outlined in the Act. Any proposed building or extension within the boundary of existing buildings may also mean that formal notification is needed. It is the building owner's responsibility to ensure that the relevant notices have been served on any adjoining owners where the Act applies.

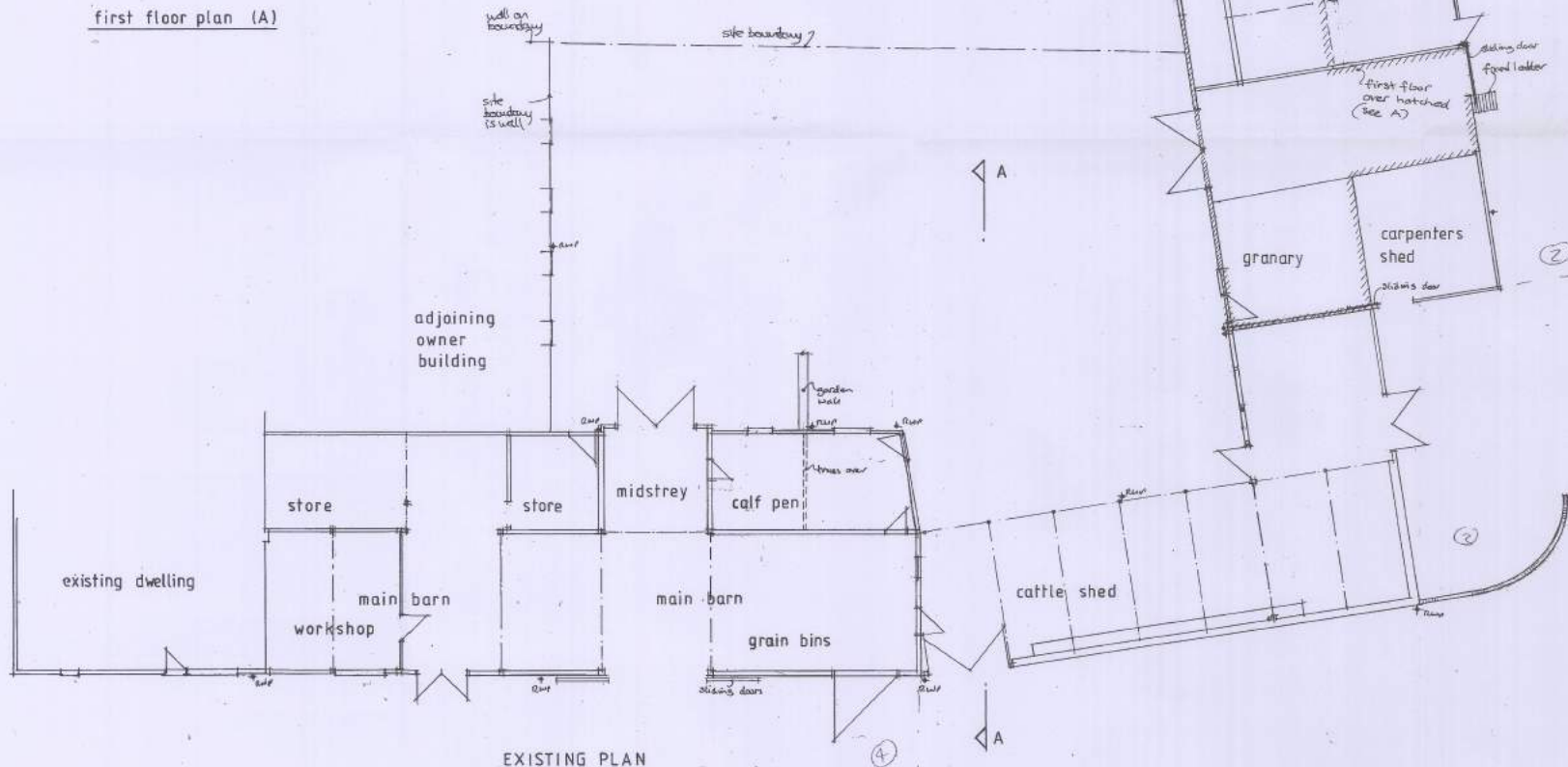


no.	revision	by	date
when	J L McGowan		
project	conversion of barns to dwellings—Lodge Farm, Woodside Gn., Gt. Hal.		
drawing	existing elevations		
<b>P A SCOTT ASSOCIATES</b> CHARTERED SURVEYORS Architectural Services - Planning Consultants <small>The Old Store, 110, Market Road, Chichester, Sussex, PO19 1JG.            Tel: 01243 857000 Fax: 01243 530344            e: paul@pascont.co.uk w: www.pascont.co.uk</small>			
scale(s)	1:100	drawn	ps/an
date	may '18	checked	
drawing no.	PS 3160.3	sheet	3 of 6

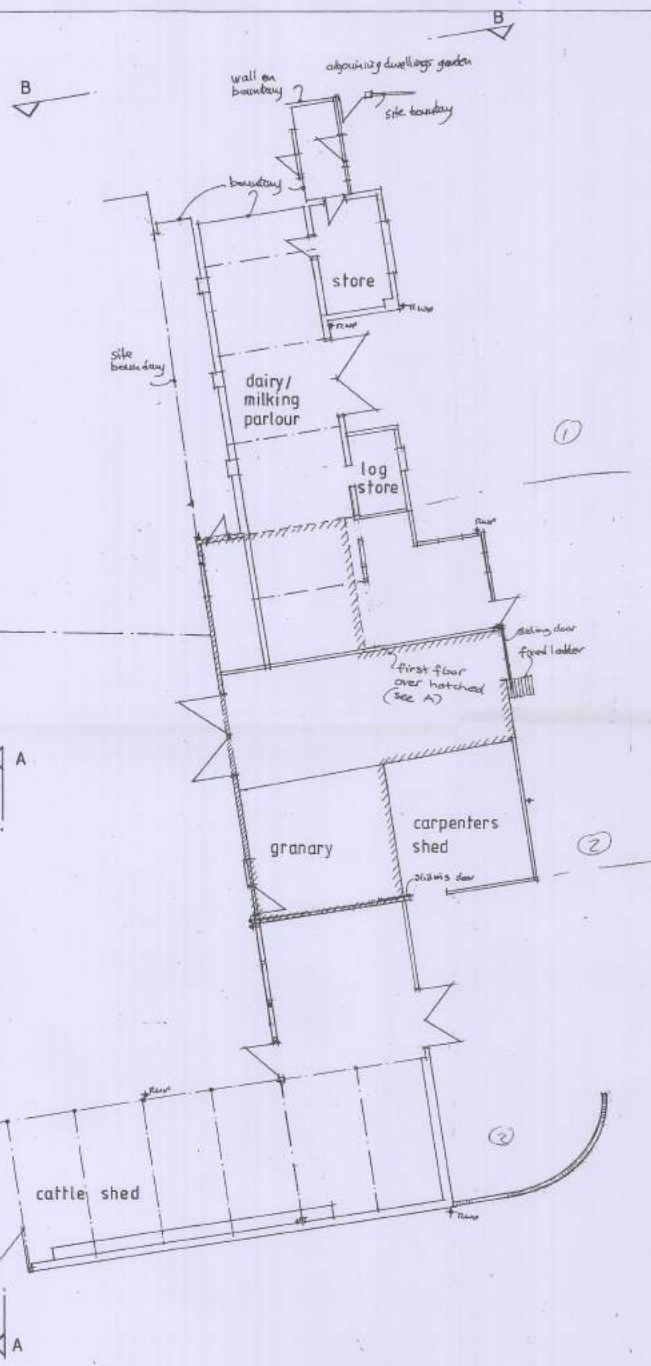




first floor plan (A)



EXISTING PLAN



- General notes**
- All dimensions to be checked on site before work commences.
  - The contractor is to mark to the drawing marked corners or areas that are to be removed or a structure to be demolished or modified or amended before starting work.
  - Any variations from the drawings to be reported to P. A. Scott Associates prior to continuation of work.
  - Any demolition shown indicates good load bearing ground, however the fact depth and design of foundation will be subject to prevailing soil conditions.
  - Except for sites with a stippled slope, the ground levels shown on this drawing are after completion of the enhancement i.e. usually 100-225mm below ground floor level.

The Construction Design and Management Regulations 2015

**CDM REGULATIONS**

The client must obtain the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor, it is to be appointed in writing to appoint a principal contractor to plan, manage and coordinate the construction and demolition work and ensure there are arrangements in place for managing and supervising the project.

**Contractor's duties**

The contractor's duty is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transfer to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the work:

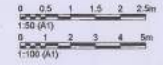
- (a) Last longer than 30 working days and has more than 28 workers working simultaneously at any point in the project.
- (b) Exceeds 500 person days.

**Boundaries**

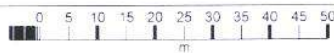
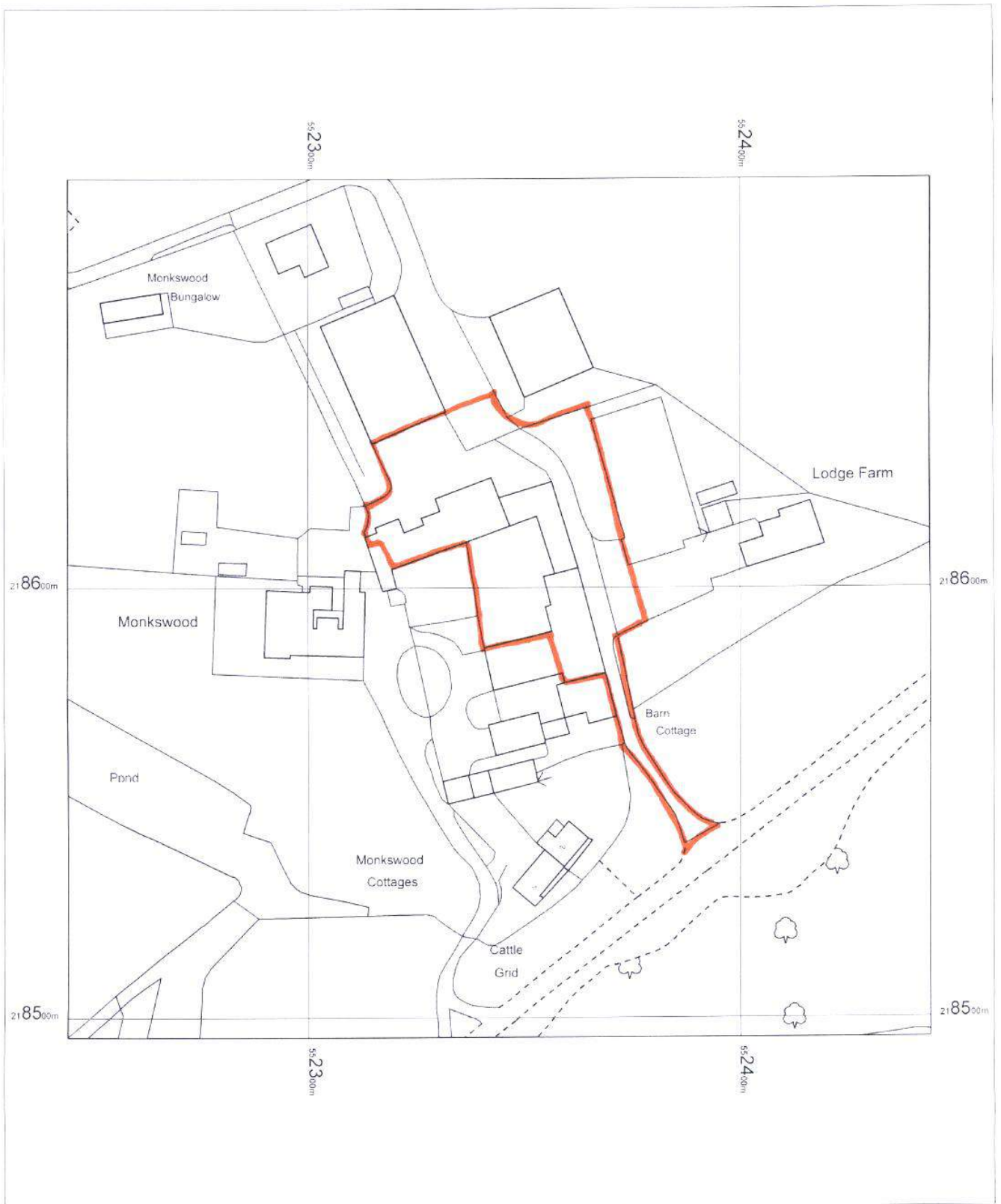
It is the client's / building owner's responsibility to ensure that all parts of the building i.e. roof, walls, etc., have adequate foundations are constructed wholly within the client's / building owner's land. No encroachment over the boundary without the adjoining owner's consent. Any boundary lines shown on this drawing are based on physical site characteristics e.g. fences, walls etc. and are not legally definitive. It is the client's / building owner's responsibility to verify the positions of all relevant boundaries, with any adjoining owners as necessary if appropriate.

**Party Walls**

The Party Wall Act 1996 places obligations on owners of buildings and adjoining owners. Any structure to be built within the boundary of the work needs to be notified to the adjoining owner. In the event of an incident with the adjoining owner, the Party Wall Act 1996 applies. Any dispute over the Party Wall Act 1996 should be referred to a surveyor.



no.	revisions	by	date
client	J L McGowan		
project	conversion of barns to dwellings—Lodge Farm, Woodside Gn., Gt. Hal.		
drawing	existing plans		
<b>P A SCOTT ASSOCIATES</b> CHARTERED SURVEYORS Architectural Services - Planning Consultants <small>The Old Rectory, 11, Stables Road, Chichester, West, Sussex, PO19 1JF.            Tel: (01243) 833320 Fax: (01243) 333344            e: paul@pascot.co.uk w: www.pascot.co.uk</small>			
scale(A)	1:100	drawn	ps/an
date	may '18	checked	
drawing no.	PS 3160.1	sheet	1 of 6



Lodge Farm  
 Woodside Green  
 Great Hallingbury  
 CM22 1RN

OS MasterMap 1250/2500/10000 scale  
 18 April 2017, ID BW1-00616569  
 maps.blackwell.co.uk

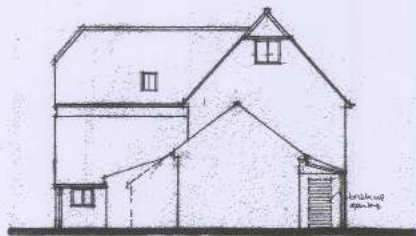
1:1250 scale print at A4, Centre. 552344 E. 218595 N

©Crown Copyright and database rights 2016 OS  
 100019980

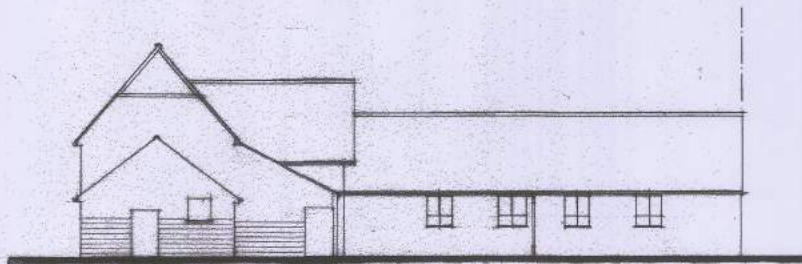


**BLACKWELL'S**  
 www.blackwellmapping.co.uk

TEL: 0113 245 2623  
 comments@maps.blackwell.co.uk



section/elevation B-B



section/elevation A-A

**General notes**

1. All dimensions to be checked on site before work commences.
2. The contractor is to work to the drawings marked approved or amended that he is to be responsible for any discrepancy between the drawings and the actual work.
3. Any variations from the above shall be referred to P. A. Scott Associates prior to construction of work.
4. Any foundation shown unless stated shall be based on ground, however the final depth and design of foundation shall be subject to prevailing soil conditions.
5. Except for sites with a significant slope, the ground levels shown on this drawing are after completion of the development to, usually 50-250mm below ground floor level.

**The Construction Design and Management Regulations 2015**

**CDM REGULATIONS**

The client must comply with the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint the 'principal contractor' who will manage the site, manage and coordinate the planning and design work and a 'principal designer' to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project.

**Principal designer**

The principal designer is to appoint a principal designer and a principal contractor when there is more than one contractor. If not your client will automatically be transferred to the contractor or principal contractor. The designer can take on this duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction starts about the work:

- (a) Last longer than 30 working days and has more than 10 workers working simultaneously at any point in the project;
- (b) Exceeds 100 person days.

**Notifiable**

It is the client / building owner's responsibility to ensure that all work of the building, fit out, install, alter, repair, replace, remove, demolish or dismantle work, other than the building, is carried out in accordance with the framework provisions defined in the Act. Any proposed building or renovation works, fit out or alter of existing buildings may also mean that formal notification is needed. It is the building owner's responsibility to ensure that the relevant notices have been served on any adjoining owners where the Act applies.

**Notifiable**

The Party Wall etc. Act 1996 places obligations on owners of buildings and adjoining owners. Any structure to be built outside the boundary line would normally require the adjoining owner to be notified in accordance with the framework provisions defined in the Act. Any proposed building or renovation works, fit out or alter of existing buildings may also mean that formal notification is needed. It is the building owner's responsibility to ensure that the relevant notices have been served on any adjoining owners where the Act applies.



no.	revision	by	date
-----	----------	----	------

author  
**J L McGowan**

project  
**conversion of barns to dwellings—Lodge Farm, Woodside Gn., Gt. Hal.**

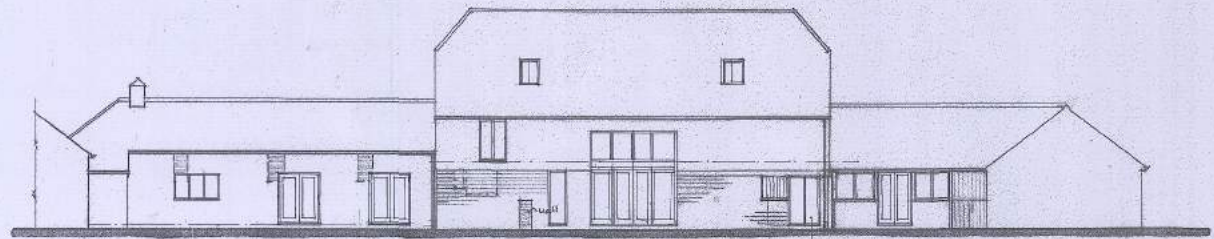
drawing  
**proposed elevations**

**P A SCOTT ASSOCIATES**  
**CHARTERED SURVEYORS**  
 Architectural Services - Planning Consultants  
 The Old Rectory, 116, South Road, Chesham, Bucks, MK36 5JZ.  
 Tel: (01494) 693200 Fax: (01494) 700844  
 e: paul@psa.co.uk w: www.psa.co.uk

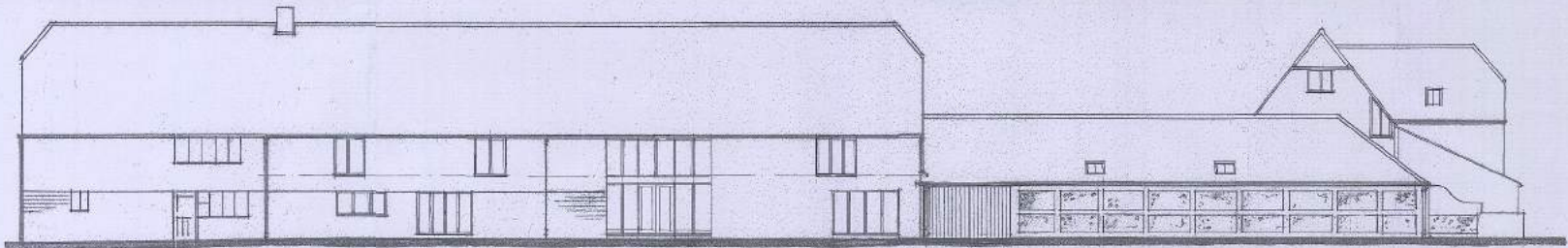
scale(s)	1:100	drawn	ps/an
date	may '18	checked	
drawing no.	PS 3160.6	sheet	6 of 6



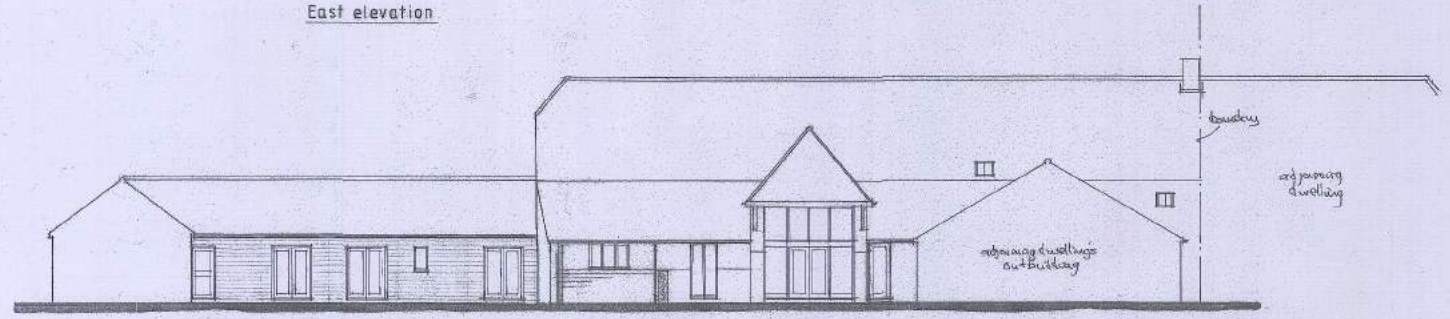
North elevation



South elevation



East elevation



West elevation

- General notes**
1. All dimensions to be checked on site before work commences.
  2. The contractor to be responsible for the drawing, correct approval or approval that he is in possession of a drawing incorporating all modifications of unapproved before starting work.
  3. Any variation from the details shown to be reported to P.A. Scott Associates prior to construction of work.
  4. The Contractor shall ensure good level bedding ground, however the final depth and shape of foundation will be subject to surveying and building.
  5. Except for sites with a significant slope, the ground levels shown on this drawing are the natural ground level. The ground level is usually 50-100mm below ground floor level.

**The Construction Design and Management Regulations 2015**

**CDM REGULATIONS**

The client must make the Construction Design and Management Regulations 2015. The client must appoint a contractor if work that one contractor is to be engaged the client will need to appear in writing a practical design. The client must also complete the planning and design work and a practical contractor for the design and construction the contractor will ensure there are arrangements in place for managing and operating the project.

**Insurance cover**

The contractor must have a contract design and a contract contractor must have a contract design and a contract contractor will satisfactorily transferred to the contractor or proposed contractor.

The contractor must have the following provided there is a written agreement between you and the designer to do so:

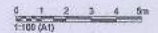
- 1. Not longer than 10 working days and not more than 10 working hours.
- 2. Streets 500 square days.

**Responsible**

It is the client's building owner's responsibility to ensure that all parts of the building are built to the correct standards. The contractor is responsible for the building owner's work. The contractor must ensure that the building owner's work is completed. Any building work shown on this drawing is based on ground level measurements and levels, which are not subject to change. It is the client's building owner's responsibility to verify the position of all relevant boundaries, with any adjoining owners or necessary / appropriate.

**Drawings**

The Party Wall Act 1996 places obligations on owners of buildings and adjoining owners. Any drawings to be submitted to the authority must be accompanied by a Party Wall Agreement. The Party Wall Act 1996 places obligations on owners of buildings and adjoining owners. Any drawings to be submitted to the authority must be accompanied by a Party Wall Agreement. The Party Wall Act 1996 places obligations on owners of buildings and adjoining owners. Any drawings to be submitted to the authority must be accompanied by a Party Wall Agreement.



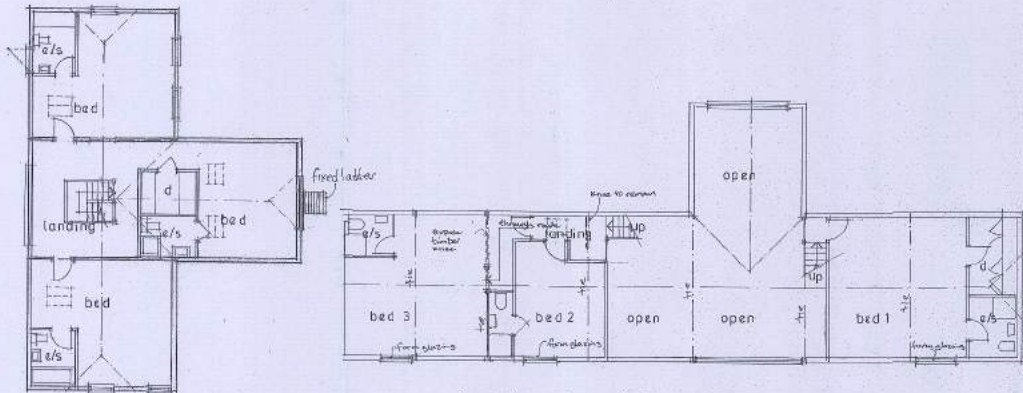
B	approved to LM suggestions	PS	5/19
A	Client amendments	AM	11/17
no.	revisions	by	date

client  
**J L McGowan**  
project  
**conversion of barns to dwellings—Lodge Farm, Woodside Gn., Gt. Hal.**

drawing  
**proposed elevations**

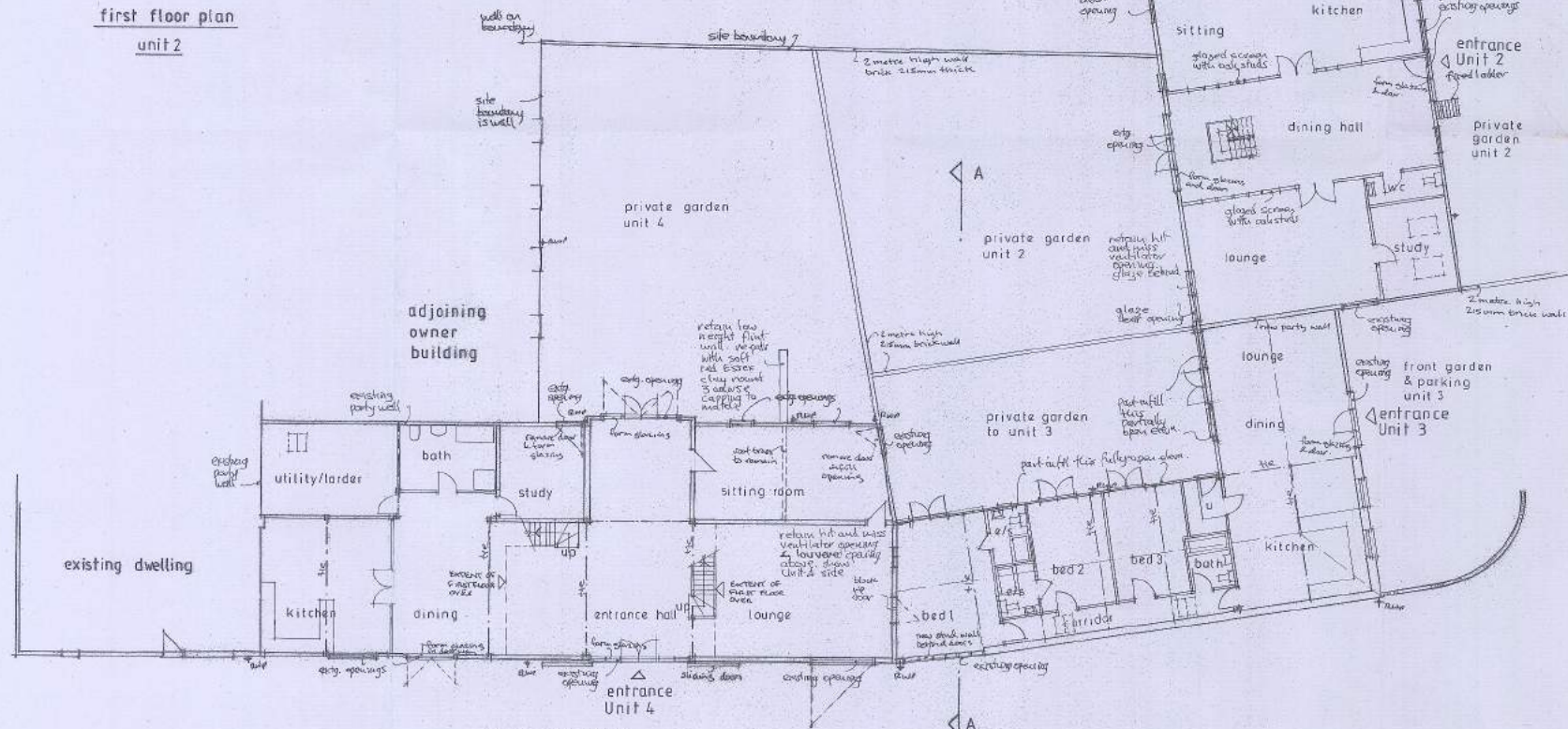
**P A SCOTT ASSOCIATES**  
REGISTERED ARCHITECTS  
Architectural Services - Planning Consultants  
The Old House, 12, Market Street, Chichester, Sussex, PO19 1JL  
Tel: 01243 835220 Fax: 01243 534644  
e: paul@psa.co.uk w: www.psa.co.uk

scale	1:100	from	ps/an
date	may '18	sheet	5 of 6
drawing no.	PS 3160.5	rev.	B



first floor plan unit 4

first floor plan unit 2



PROPOSED PLAN

**General Notes**

- All dimensions to be checked on site before work commences.
- The contractor is to verify the existing walls against the information on the drawings and to report any discrepancies to the architect.
- Any variations from the drawings must be approved by the architect in writing before work commences.
- Self-protection for the contractor is to be agreed by the architect.
- Any variations from the drawings must be approved by the architect in writing before work commences.
- The level of the ground level to be used for the design of the foundations will be subject to the ground level and the design of the foundations will be subject to the ground level and the design of the foundations will be subject to the ground level.

**The Construction, Design and Management Regulations 2008 (CDM 2008)**

The client must appoint a Construction Design and Management Supervisor (CDMS) for the project. The CDMS must be a competent person and must be appointed before the start of the project. The CDMS must be a competent person and must be appointed before the start of the project.

**Health and Safety**

The contractor must ensure that the project is carried out in a safe and sound manner. The contractor must ensure that the project is carried out in a safe and sound manner.

**Access**

The contractor must ensure that the project is carried out in a safe and sound manner. The contractor must ensure that the project is carried out in a safe and sound manner.

**Scale**

1:100 (A1)

0 1 2 3 4 5m

D	amended to IFA suggestions	EX	5/18
C	Opening window channels	AM	2/18
B	Client amendments	AM	11/17
A	Client amendments	AM	10/17
no.	revisions	by	date

client  
**J L McGowan**

project  
**conversion of barns to dwellings—Lodge Farm, Woodside Gr., Gt. Hal.**

proposed plans

**P A SCOTT ASSOCIATES**  
CHARTERED SURVEYORS  
Architectural Services - Planning Consultants  
The Old Rectory, 18, Bedford Road, Chesham, Bucks. HP8 4JY  
Tel: (01295) 495020 Fax: (01295) 330414  
E: paul@psa.co.uk W: www.psa.co.uk

scale(s)  
1:100  
sheet ps/am

date  
may '18  
sheet 4 of 6

drawing no.  
PS 3160.4  
rev. D

We've not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

The condition of the finishes, electrical wiring, plumbing, waterproofing, including the roof coverings, damp penetration and associated decay of structural timbers, unless specifically referred to, are not the subject of this report. We recommend the services of specialists to establish whether any remedial works are required.

This report shall be for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Davies Burton Sweetlove Limited.

Signed

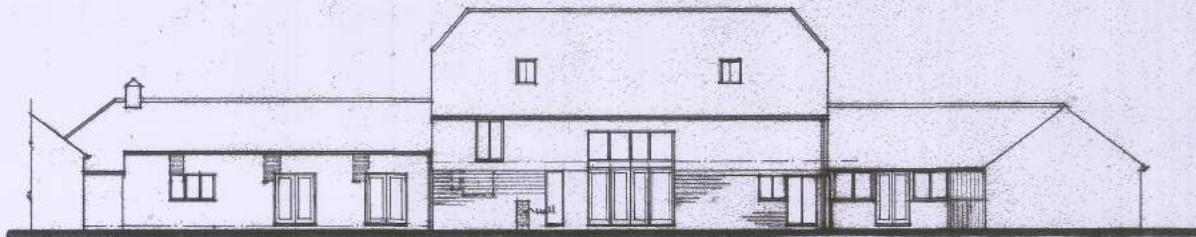
A large black rectangular redaction box covering the signature area.

John Sweetlove

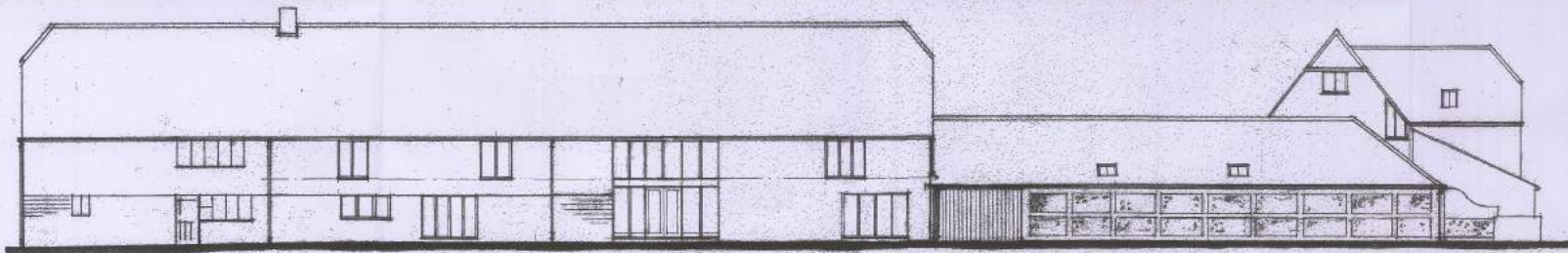
BSc (Hons) CEng MICE MIStructE  
On behalf of Davies Burton Sweetlove Limited



North elevation



South elevation



East elevation



West elevation

**General notes**

1. All dimensions to be checked on site before work commences.
2. The contractor is to work to the drawings marked approved or amended. It is to be a condition of a drawing incorporating all modifications or amendments before starting work.
3. Any variations from the drawings to be reported to P. A. Scott Associates prior to continuation of work.
4. Any foundation where ground level has been raised, however the final depth and design of foundation will be subject to geotechnical test conditions.
5. Except for sites with a significant slope, the ground levels shown on this drawing are after completion of the development to a minimum 100-120mm below ground level.

**The Development Order and Neighbourly Negotiations 2013**

**THE REGULATIONS**

The client must obtain the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint a principal contractor. The client must ensure that the drawings and specifications are complete and correct. The drawings and specifications must be approved by the client and the contractor. The drawings and specifications must be approved by the client and the contractor. The drawings and specifications must be approved by the client and the contractor.

The designer shall be responsible for the design and construction of the building. The designer shall be responsible for the design and construction of the building. The designer shall be responsible for the design and construction of the building. The designer shall be responsible for the design and construction of the building. The designer shall be responsible for the design and construction of the building.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the work is:
 

- 1. Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- 2. Exceeds 500 person days.

**Boundaries**  
It is the client's / building owner's responsibility to ensure that all parts of the building, i.e. roof, walls, windows, doors, gutters, boundaries are constructed within the client's / building owner's land. The measurement over the boundary without the adjoining neighbour's consent. Any boundary lines shown on this drawing are based on a survey of the site. The client's / building owner's responsibility is to ensure that the boundary lines are correct. The client's / building owner's responsibility is to ensure that the boundary lines are correct. The client's / building owner's responsibility is to ensure that the boundary lines are correct.

**Party Walls**  
The party wall act 1994 places obligations on owners of buildings and adjoining owners. Any structure to be built within the boundary line would normally require the adjoining owner to be notified in accordance with the prescribed procedure detailed in the act. Any proposed building or extension within or on an adjoining building may also mean that a party wall agreement is needed. It is the building owner's responsibility to ensure that the relevant notices have been served on any adjoining owners where the act applies.



no.	revision	by	date

Client amendments: *AMC*

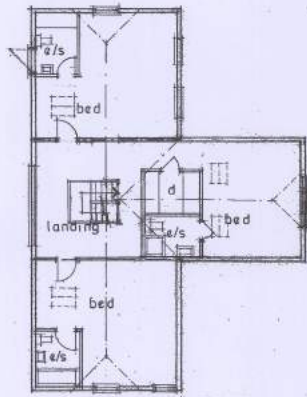
client: **J L McGowan**

project: **conversion of barns to dwellings - Lodge Farm, Woodside Gn., Gt. Hal.**

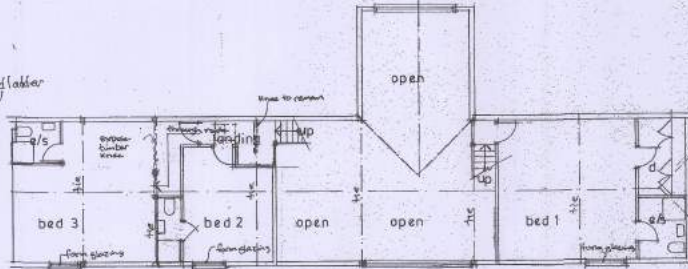
drawing: **proposed elevations**

**P A SCOTT ASSOCIATES**  
CHARITABLE INCORPORATED  
Architectural Services - Planning Consultants  
The Old House, 115, Broadland Road, Chislehurst, Kent, CH4 1JL  
Tel: (0203) 509022 Fax: (01845) 510040  
e: paul@psaconsult.co.uk or: www.pascott.co.uk

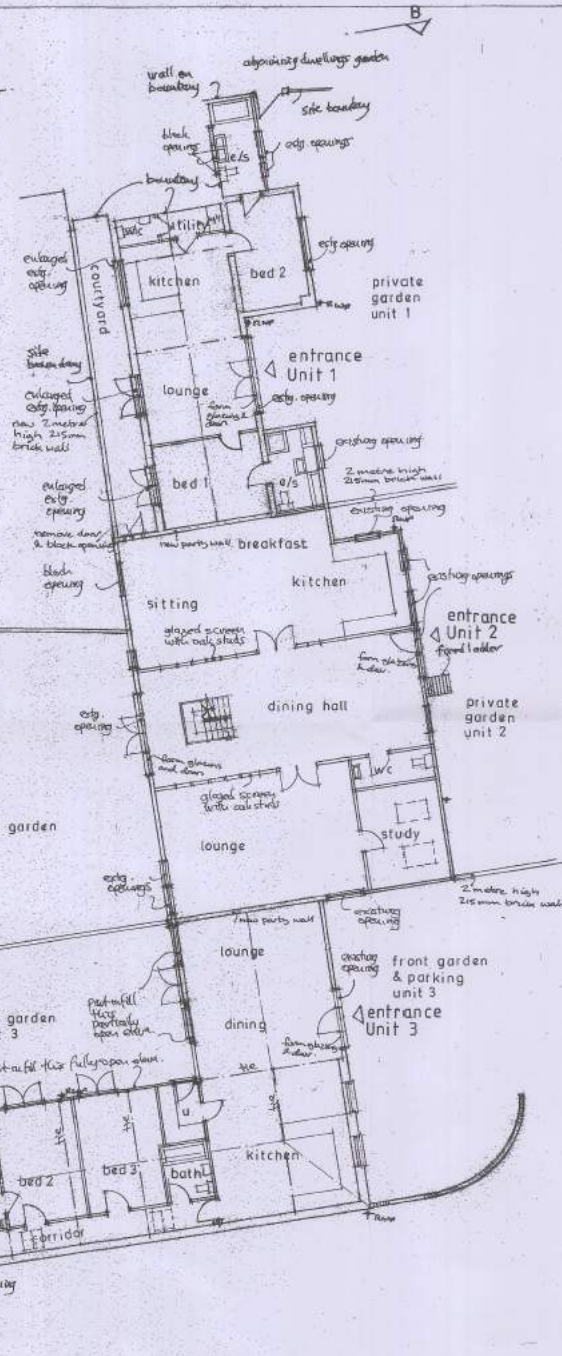
scale: <b>1:100</b>	drawn: <b>ps/an</b>
date: <b>may '18</b>	checked: <b> </b>
drawing no.: <b>PS 3160.5</b>	sheet: <b>5 of 6</b>
	rev: <b>A</b>



first floor plan unit 2



first floor plan unit 4



PROPOSED PLAN

- Notes:**
- All dimensions to be checked on site before work commences.
  - The contractor is to work to the drawing unless approved or amended. The contractor is to be responsible for all necessary modifications or amendments before starting work.
  - Any variations from the drawings shall be reported to P. A. Scott Associates prior to construction of work.
  - Any foundation, slope, drainage and load bearing ground, beneath the floor, walls and design of foundations will be subject to geotechnical investigations.
  - Excavate for sites with a significant slope, the ground levels shown on the drawings are after completion of the development to a minimum 100-200mm below ground level.

**The Construction, Supervision and Management Regulations 2015**

**CON REGULATIONS**

The client must obtain the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint an architect, a project manager, a site manager and the contractor. The drawings are design and construction drawings. The drawings and specifications for construction and safety there are arrangements to plan for safety and protecting the project.

**Insurance notes:**

The client must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Health and Safety Legislation:**

The Health and Safety Legislation is to be notified on site as per the regulations before construction work starts. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

It is the client's responsibility to ensure that all work of the building is carried out in accordance with the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.

**Notes:**

The party will not be held responsible for any errors or omissions in the drawings and specifications. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance. The contractor must be insured for public liability and a professional indemnity insurance.



- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to use this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by our emergency 24 hour three digit telephone number **105** providing;
- your name, address and telephone number;
  - the date, time and place at which such damage was caused;
  - a description of the electric line and/or electrical plant to which damage was caused;
  - the name of the person whom it appears to you is responsible for that damage;
  - the nature of the damage.
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.





## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510, Fax (01799) 510550  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Paul Scott  
P. A. Scott Associates  
131 Waterhouse Business Center  
2 Cromar Way  
Chelmsford  
CM1 2QE

Dated: 21 June 2019

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

**Application Number: UTT/19/0388/FUL**  
**Applicant: J L McGowan**

Uttlesford District Council **Grants Permission** for:

**Conversion of barns and agricultural buildings to 4 no. Dwellings. at Buildings At Lodge Farm Woodside Green Great Hallingbury Bishops Stortford**

**The approved plans/documents are listed below:**

Plan Reference/Version	Plan Type/Notes	Received
LOCATION PLAN	Site location plan.	26/03/2019
SITE LAYOUT PLAN	Block plan/site layout plan at 1:250.	26/03/2019
PS 3160.1	Existing plans.	26/03/2019
PS 3160.2	Existing elevations.	26/03/2019
PS 3160.3	Existing elevations.	26/03/2019
PS 3160.6	Proposed elevations.	26/03/2019
DESIGN, ACCESS AND HERITAGE STATEMENT	Design, access and heritage statement by Architectural Management, February 2019.	26/03/2019
BRIEFING NOTE - BAT CHECK SURVEYS	Bat check survey by ecology solutions, 20 October 2018.	26/03/2019
ECOLOGICAL ASSESSMENT	Ecological Assessment by ecology solutions, January 2017.	26/03/2019
STRUCTURAL REPORT	Structural Inspection Report by Davies Burton Sweetlove Ltd, 25 March 2019.	26/03/2019
PS 3160.4 D	Floor plans as proposed and arrangement of private amenity areas.	21/06/2019
PS 3160.5 B	Elevations as proposed.	21/06/2019

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.  
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3 Prior to the first occupation of any dwelling hereby approved the vehicle parking and turning areas as indicated on the approved site layout plan at scale 1:250 shall be provided. The parking and turning areas shall be retained at all times for their intended purpose.

REASON: To ensure that appropriate parking and turning is provided at the site in the interest of highway safety in accordance with ULP Policy GEN1 of the Uttlesford Local Plan adopted 2005).

- 4 Prior to first occupation of either unit 2 or unit 4 as shown on the approved plans, a solid external wall to 2.0m in height and of Essex red clay bricks shall be erected in the position shown on the approved site layout plan at scale 1:250. The wall shall thereafter be retained as such.

REASON: In the interest of the residential amenity of neighbouring properties in accordance with Policies GEN2 and GEN4 of the adopted Uttlesford Local Plan.

- 5 Prior to first occupation of unit 1 as shown on the approved plans, a solid external wall to 2.2m in height and of Essex red clay bricks shall be erected in the position shown on the approved site layout plan at scale 1:250. The wall shall thereafter be retained as such.

REASON: In the interest of the residential amenity of neighbouring properties in accordance with Policies GEN2 and GEN4 of the adopted Uttlesford Local Plan.

- 6 Prior to first occupation of unit 2 as shown on the approved plans, both first floor windows facing south, to the landing and to the window of the en-suite facilities to a bedroom, shall be obscure glazed and thereafter retained as such.

REASON: In the interest of the residential amenity of neighbouring properties in accordance with Policies GEN2 and GEN4 of the adopted Uttlesford Local Plan.

- 7 Prior to completion of any dwelling hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:-
- i. proposed finished levels or contours;
  - ii. hard surfacing materials;
  - iii. Boundary hedgerows, incorporating native species

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of

the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 9 No conversion or preliminary groundwork of any kind shall take place until the applicant has secured and implemented a programme of archaeological building recording in accordance with a written scheme of investigation which shall have been submitted by the applicant, and approved in writing by the local planning authority.

REASON: The structures require "preservation by record" through an archaeological recording survey in accordance with Policy ENV2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to allow investigation prior to the loss of archaeological remains.

- 10 Works shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.

REASON: In the interests of the appearance of the development in accordance with Policies GEN2 and ENV2 of the Uttlesford Local Plan (adopted 2005).

- 12 Prior to first commencement the following shall be obtained:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
  - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

REASON: To conserve Protected and Priority species and allow the local planning authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998 and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 13 Prior to first commencement a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.

- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

REASON: To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 14 Prior to first occupation of any dwelling hereby approved, a scheme of ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (Ecology Solutions, Jan 2017) submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Such measures may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

REASON: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and s17 Crime & Disorder Act 1998 and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 15 Prior to completion of any dwelling hereby approved, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and as approved in writing by the local planning authority prior to first occupation of any dwelling hereby permitted and maintained thereafter in accordance with the scheme. Under no circumstances shall any other external lighting be installed without prior written consent from the local planning authority.

REASON: To allow the local planning authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 16 A Biodiversity Enhancement Layout, providing the finalised details and locations of the mitigation and enhancement measures contained within Ecological Assessment (Ecology

Solutions, Jan 2017) and the mitigation agreed in the EPS licence issued by Natural England shall be submitted to and approved in writing by the local planning authority and thereafter the enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any dwelling hereby approved and retained as such thereafter.

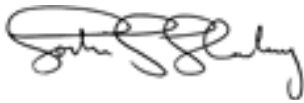
Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 17 All new rooflights shall be of a conservation range.  
 REASON: In the interests of preserving the historic character and appearance of the listed building and its setting in accordance with ULP Policy ENV2 of the Uttlesford Local Plan (adopted 2005).

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
S7 - The Countryside	Uttlesford Local Plan 2005	
GEN2 - Design	Uttlesford Local Plan 2005	
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	
GEN1 - Access	Uttlesford Local Plan 2005	
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	
E5 - Re-Use of Rural Buildings	Uttlesford Local Plan 2005	
H6 - Conversion of rural buildings to residential use	Uttlesford Local Plan 2005	
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	
ECP - ECC Parking Standards (Design & Good Practice)September 2009		
SPD2 - Accessible homes and playspace		
SP1 - Presumption in Favour of Sustainable Dev	UDC Local Plan Emerging (Reg. 19 (20))	
SP10 - Protection of the Countryside	UDC Local Plan Emerging (Reg. 19 (20))	
SP12 - Sustainable Development Principles	UDC Local Plan Emerging (Reg. 19 (20))	
TA1 - Accessible Development	UDC Local Plan Emerging (Reg. 19 (20))	

D1 - High Quality Design	UDC Local Plan Emerging (Reg. 19 (20))
EN1 -Protecting the Historic Environment	UDC Local Plan Emerging (Reg. 19 (20))
EN4 - Development affecting Listed Buildings	UDC Local Plan Emerging (Reg. 19 (20))
EN7 - Protecting and Enhancing the Natural Environment	UDC Local Plan Emerging (Reg. 19 (20))
C2 - Re-use of Rural Buildings	UDC Local Plan Emerging (Reg. 19 (20))
NPPF3 - National Planning Policy Framework 3	



**Gordon Glenday**  
**Assistant Director Planning**

**Notes:**

- 1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.
- 2 Prior to any works being undertaken on the buildings within the site a Natural England European Protected Species licence will be required. The mitigation will be outlined in the licence and such work (such as the bat lofts), may require the plans hereby approved to be amended and may require Listed Building consent in its own right.



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510, Fax (01799) 510550  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Paul Scott  
P. A. Scott Associates  
131 Waterhouse Business Center  
2 Cromar Way  
Chelmsford  
CM1 2QE

**Our Ref:** UTT/19/0388/FUL

**E-Mail:**  
[uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk)

**Date:** 26th March 2019

Dear Sir/Madam,

### **Town & Country Planning Act 1990 (As Amended)**

**Planning Application Reference: UTT/19/0388/FUL**

**Proposal: Conversion of barns and agricultural buildings to 4 no. Dwellings.**

**Location: Buildings At Lodge Farm Woodside Green Great Hallingbury Bishops Stortford**

Your application and fee (if applicable) have been received by the Council and your application has been validated.

The description of development set out above may have been altered from that specified on the submitted application forms. If you consider this description does not accurately describe what is being applied for, please contact the case officer immediately to discuss.

In the unlikely event you have not been advised of the Council's decision by 21st May 2019 you can appeal against the non-determination of the application. Appeals must be made on a form available from the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN.

The Council will make every effort to determine your application before the 21st May 2019.

The application, including details of the case officer, can be viewed on our Public Access website via [uttlesford.gov.uk/planning](http://uttlesford.gov.uk/planning).

Yours faithfully

Planning Department



Cokenach Estate  
Barkway  
Royston  
Hertfordshire  
SG8 8DL

t: 01763 848084  
e: east@ecologysolutions.co.uk  
w: www.ecologysolutions.co.uk



---

7124: LODGE FARM, WOODSIDE GREEN, BISHOP'S  
STORTFORD, ESSEX

## **BRIEFING NOTE: BAT CHECK SURVEYS**

---

### **Introduction**

1. Ecology Solutions was initially instructed in 2016 by Mr D McGowan to complete an ecological assessment of the above site. The ecological assessment was informed by an extended Phase 1 habitat survey, detailed desk study and an internal and external bat survey, together with detailed re-entry and emergence bat surveys. The survey findings, emulation and required safeguards and mitigation measures are detailed in the ecological assessment produced by Ecology Solutions in January 2017<sup>1</sup>.
2. In October 2018 Ecology Solutions was instructed to complete a check survey of the site to confirm no material change had occurred to the conditions present and review any change in the presence of bat evidence. This check survey was to allow a level of confidence that the previous recorded position had not significantly altered, and the conclusions of the ecological assessment could be considered robust and suitable to support a planning application.

### **Check Survey Methodology**

3. Two experienced ecologists completed surreys of all of the building present within the site on 20 October 2018.
4. Where possible, the buildings were surveyed internally and externally to check for bats or evidence of use by bats. The survey work was undertaken using (where necessary) a ladder, torch, endoscope, mirrors and binoculars.
5. Internally, evidence of the presence of bats was searched for where possible, with particular attention paid to the roof beams. A detailed search was made for bat droppings on the floors of the buildings (droppings can indicate present or past use by bats and extent of use). Other signs searched for included dead animals, staining on beams or around crevices and areas that were conspicuously cobweb-free.
6. Exterior checks of the buildings were also undertaken in order to search for signs of any use by bats. Binoculars were used to inspect any inaccessible areas more closely.

---

<sup>1</sup> Ecology Solutions (2017) Lodge Farm, Woodside Green, Bishop's Stortford, Essex – *Ecological Assessment*. 7124.EcoAs.dv4

### **Check Survey Results**

7. The surveys recorded a similar level of bat evidence across the site with a number of concentrations of bat droppings noted together with a more widespread scattering of bat droppings from the majority of the buildings present. A single bat was observed within the small void within the apex of building B9, unfortunately due to the height of the bat it was not possible to comprehensively identify the species.
8. A Tawny Owl *Strix aluco* was recorded roosting within the void of building B4.

### **Discussion**

9. The check survey completed indicate the continued presence of roosting and foraging bats across the site.
10. It is considered likely that the levels of activity and use have not significantly altered from the level observed during the targeted surveys completed across the 2016 bat active season.
11. As such, any development scheme will be required to ensure safeguards and mitigation are secured to comply with current legislation and planning policy. It is considered that any redevelopment of the site would need to be completed under a secured EPS development licence from Natural England.
12. The mitigation measures should provide for continued roosting opportunities for the existing bat species. where losses to existing roost are likely alternative roosting provisions should be made. The measures should ensure the favourable conservation status of the bat populations are fully maintained.
13. In conclusion, the site has been subject to detailed bat surveys that have confirmed the presence of a number of roosting bats. Suitable mitigation measures have been summarised in the extant ecological assessment and these should be taken forward as part of the any specific proposals for the site. The presence of the roosting bats within the site does not preclude the site being subject to renovations and development but safeguards and mitigation measures must be integral to any such designs.



**ecology solutions**

ecology solutions ltd • cokenach estate • barkway • royston • hertfordshire • SG8 8DL  
t 01763 848084 e east@ecologysolutions.co.uk w www.ecologysolutions.co.uk

e c o l o g y   s o l u t i o n s   f o r   p l a n n e r s   a n d   d e v e l o p e r s

# CONSTRAINTS SHEET

Date Received: 18th February 2019	Date of Expiry: 7th May 2019	Easting: 552411	Northing: 218612
Date At Committee:	Decision Level:	Parish: Great Hallingbury	
Site Address:	Ward Member:  Cllr K R Artus  Mrs L A Wells	Application Number: UTT/19/0388/FUL	UPRN: 100091277642
Buildings At Lodge Farm, Woodside Green, Great Hallingbury			

<b>1.</b>	<p><b>Aerodrome Direction</b> Description: Consultation of Stansted Airport (BAA) for all buildings, structures, erections and works exceeding 45 metres in height (147.6 feet). Area Colour: 45m</p>
<b>2.</b>	<p><b>Aerodrome Direction</b> Description: Consultation of Stansted Airport (BAA) for all windfarm development. Area Colour: windfarm</p>
<b>3.</b>	<p><b>Aerodrome Direction</b> Description: Consultation of Stansted Airport (BAA) for any development with the potential to attract birds to the vicinity of the airport, (this includes gravel extractions, landfill sites, reservoirs, sewage works, nature reserves and major landscaping schemes). Area Colour: ebirds</p>
<b>4.</b>	<p><b>Aerodrome Direction</b> Description: Consultation of National Air Traffic Services (NATS) for all buildings, structures &amp; erections exceeding 15m in height (49.2 feet). Address: NATS, Navigation &amp; Spectrum, 4000 Parkway, Whiteley, Fareham, Hampshire. PO15 7FL  Area Colour: 15m</p>
<b>5.</b>	<p><b>Aerodrome Direction</b> Description: Consultation of National Air Traffic Services (NATS) for all windfarm development. Address: NATS, Navigation &amp; Spectrum, 4000 Parkway, Whiteley, Fareham, Hampshire. PO15 7FL Area Colour: windfarm</p>
<b>6.</b>	<p><b>Within 250m of Ancient Woodland</b> Location: WALL WOOD, GREAT HALLINGBURY.</p>
<b>7.</b>	<p><b>Listed Building Polygons</b> Reference Number: 1147375 Case Status: Active Grade of Building: Grade II Address: Lodge Farm, Woodside Green, Great Hallingbury, Bishops Stortford, Hertfordshire, CM22 7UG,</p>
<b>8.</b>	<p><b>Within 100m of Local Wildlife Site</b> Location: WOODSIDE GREEN Site No: Ufd86</p>
<b>9.</b>	<p><b>Within 250m of Local Wildlife Site</b> Location: WOODSIDE GREEN Site No: Ufd86</p>

<b>10.</b>	<b>Outside Development Limits</b> Description: Outside Development Limits
<b>11.</b>	<b>Protected Lane</b> Lane ID: UTTLANE103 Location: Great Hallingbury - Monkswood.
<b>12.</b>	<b>Road Classification- Line</b> Road Name: Howe Green Road (Woodside Green) Road Number: 3004 (Class III) Route Number:
<b>13.</b>	<b>Within 100m of SSSI</b> SSSI Number: SSSI/17 SSSI Description: SSSI- Policy: ENV7 - HATFIELD FOREST 2
<b>14.</b>	<b>SSSI Consultation Areas</b> Description: WITHIN 500M OF S.S.S.I.
<b>15.</b>	<b>SSSI Consultation Areas</b> Description: WITHIN 2KM OF S.S.S.I.
<b>16.</b>	<b>SSSI Impact Risk Zones - Natural England</b> ID Number - See Spreadsheet: 200
<b>17.</b>	<b>Stansted Airport within 6km of Airport</b> Description: WITHIN 6KM OF AIRPORT.
<b>18.</b>	<b>Water Authority</b> Description: Thames Water (W1)
<b>19.</b>	

Lodge Farm

Woodside Green  
Gt Hallingbury  
Essex CM22 7UG

# Architectural Management

Architecture and Heritage Consultants

## DESIGN, ACCESS AND HERITAGE STATEMENT FOR CONVERSION OF BARNES INTO DWELLINGS



February 2019

Ian Alderton

MCIAT Accredited Conservationist ACIOB

Mobile: 07508 705450

ian@architecturalmanagement.co.uk

[www.architecturalmanagement.co.uk](http://www.architecturalmanagement.co.uk)

Architectural Management Ltd. Registration No. 09518230



## Table of Contents

1.0	Introduction and Purpose	1
2.0	Preamble	2
3.0	Location	2
4.0	General Description of the Application Site and its Setting	3
5.0	Brief Description of the Buildings	5
6.0	Description of the Proposals	9
	- Design	
	- Access	
7.0	Impact Assessment	11
	- Significance	
	- Impact	
8.0	Conclusion	16
	Appendices	
	- Extract of listing description	



## 1.0 Introduction and Purpose

This Heritage Statement is produced to accompany a Planning and Listed Building Consent Application for the conversion of a number of barns into dwellings.

The site address is Lodge Farm, Woodside Green, Gt Hallingbury, Essex CM22 7UG.

The subject of this Heritage Statement is the effect upon the fabric and the setting of the main listed barn building and the attached curtilage listed barns.

This report is produced by Ian Alderton of Architectural Management Ltd upon commission by J L McGowan and is to be read in conjunction with the architectural proposals produced by P A Scott Associates, scheme designer.

The general format of this report will be;

- To briefly describe the overall application site
- To outline the character and setting of the surroundings
- To describe the impact of the proposal upon the character and setting of the environs
- Conclusion

During the assessment of the setting, no detailed historical research into the development of the site has been undertaken, as a detailed analysis of historical development on the buildings is not considered to be relevant. The specific aim of this report is to assess the effect of the scheme upon the fabric and the setting of the heritage assets.

The format, techniques and content of this Assessment draw upon the guidance from the English Heritage Publication; Conservation Principles: Policies and Guidance (dated 23<sup>rd</sup> April 2008), supported by Historic England and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) published December 2017.

The Guidance provides a comprehensive framework for the sustainable management of the historic environment, within which 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.



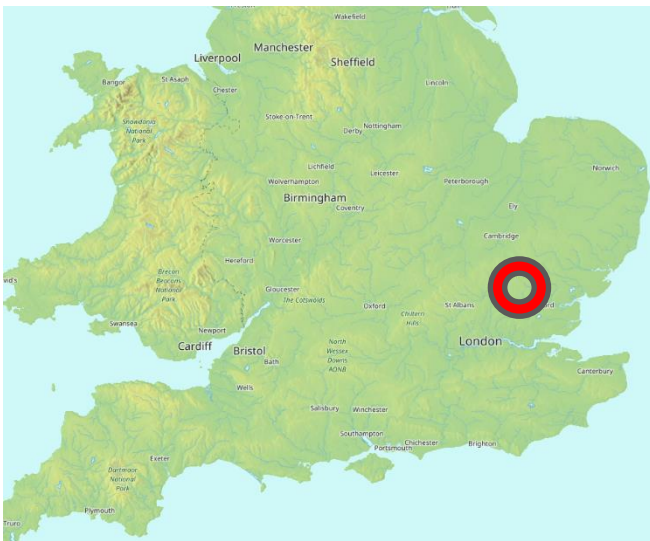
## 2.0 Preamble

The NPPF Paragraph 189 states that... *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

The proposals for this scheme include the alteration and conversion of a number of buildings. The proposal will have an effect upon the fabric and the setting of the listed building.

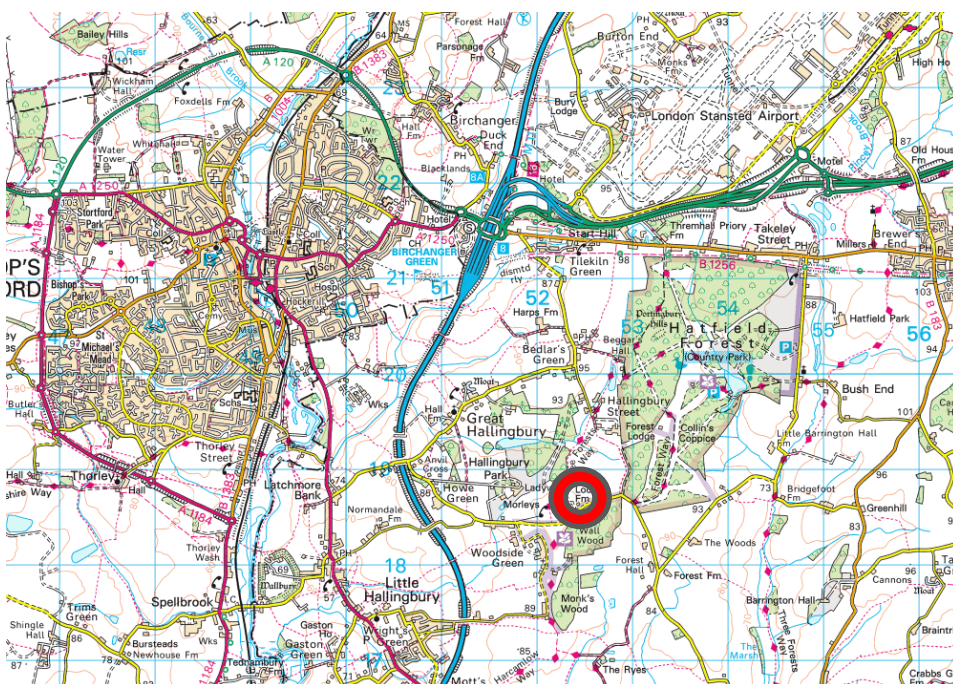
With regard to Paragraph 189 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development.

## 3.0 Location



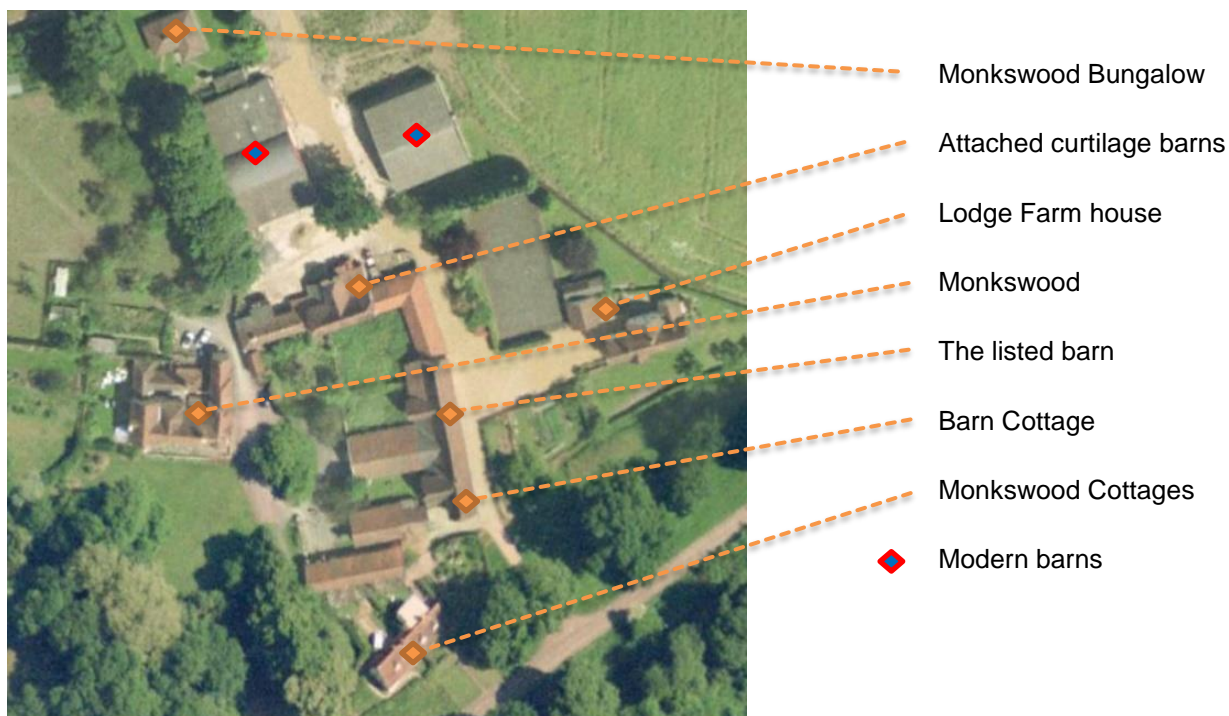
The national location of Great Hallingbury in Essex is shown left.

The site is located some 3 miles to the south east of Bishops Stortford in Hertfordshire. The site (red circle) is shown below.



## 4.0 General Description of the Application Site and its Setting

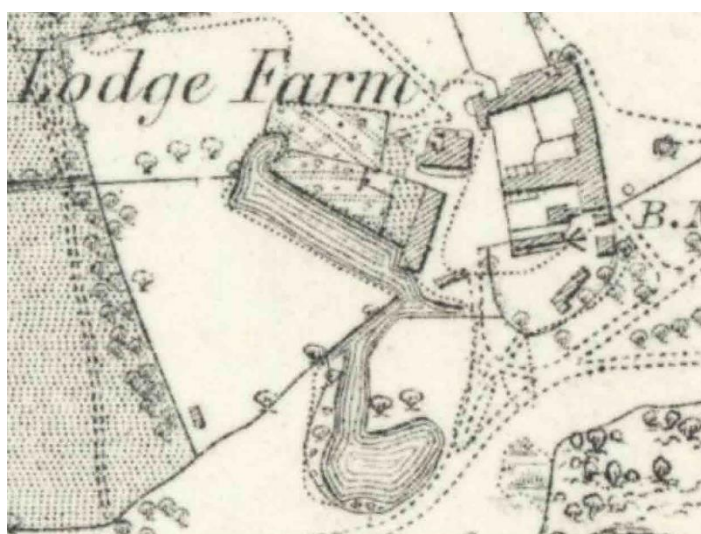
### The overall application site



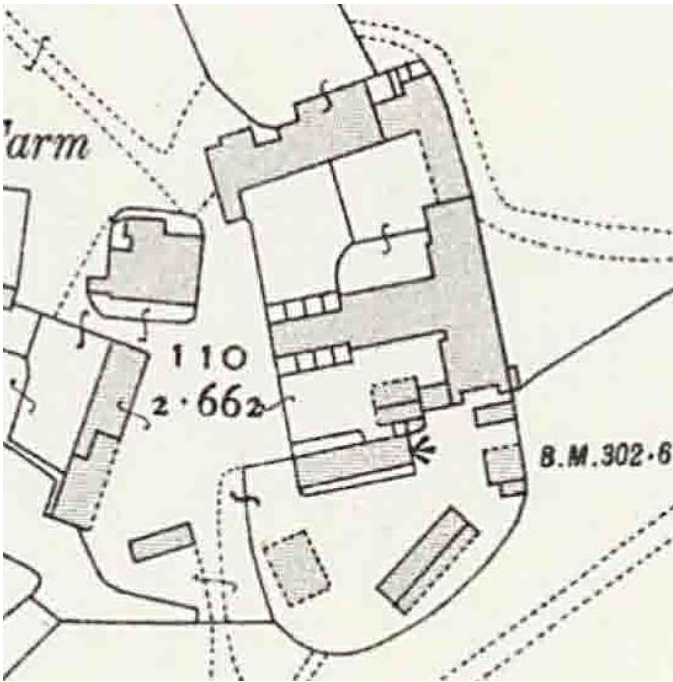
The site is located on the north side of the unclassified road which leads to Howe Green, just to the south of Great Hallingbury.

There are a number of buildings on the former farm complex, indicated above.

The main timber framed barn is the only statutorily designated asset on the farm, being grade II listed. The attached part to the south of the range was converted into a dwelling in the mid C20<sup>th</sup>. The open fronted barn to its north and the range which turns on an east/west axis are also considered to be curtilage listed by their attachment and relationship to the main barn.



The extract of the 1874 OS 6 inch series map (image left) shows the original farm layout. It is clear that the overall form of the barns remains today much as it was at the time of the map. There are a few subtle differences, specifically some form of building on the north east corner of the long range, where now is a small open area behind a curved wall. This corner infill is lost on the 1895 version of the OS map.



The image left shows an extract of the 1915 25 inch series OS map and provides a much more distinct image of the layout of the barns. This is very much as they exist today, with the continued exception of the exact configuration of the northern end of the main range. The access arrangements differ from the present situation, where the drive to the east of the barns is curtailed by a modern dwelling and now continues southwards, past the barns to meet the road. The track southwards was shown on the 1874 map.

The image right shows the view of the northern yard, between the east/west range and the modern steel framed barns shown in the images below.



Overall the site is well kept and tidy. The modern barns are used for grain and materials storage and for farm machinery. The listed barn has a section once used as a farm workshop, with the rest redundant, including several sectional grain bins to the northern end, now also redundant. The open fronted barn to its north is empty, as are the barns in the east/west range. These are now all too small to be accessed by modern farm machinery and grain handling equipment.

## 5.0 Brief Description of the Buildings

### The main listed barn



The main barn is a two storey timber framed six bay building with partly plastered and partly weatherboarded walls. The roof is steeply pitched with plain clay tiles, with cropped hips.

The section to the southern end (being the closest part in the image left) was converted into a dwelling in the mid C20<sup>th</sup>.



The image right shows the east elevation of the barn.



The image left shows the northern end of the barn, where it adjoins the open fronted cattle shelter.



The image right shows the west elevation, to the cattle yards. The midstreys has a jettied gable.



The single storey eastern outshot adjoins the barn but is not part of the demise.



Internally the frame is exposed showing the clasped purlin roof with close studding walls and a low brick plinth. At the northern end, beyond the midstrey (image left) are two bays, filled with grain bins and dressing equipment on a first floor level. There is also a grain handling pit to the north east corner.



The frame posts are jowled and the roof ties have both straight and arched braces in various locations. In the second bay from the south, the braces are inverted to form a grain wall. Some of the ties have queen struts.



The division between the dwelling and the barn at the southern end is infilled with masonry. There is a central chimney.

The lower parts of the walls are generally clad with weatherboard and the upper (and internal partition) walls are lath and plaster.



The roof has a mixture of earlier rafters and many infill pieces, scantlings and formally cut rafters. There are principal ties at each frame bay. It has underfelt.

Generally the barn and the frame are in good order, with some areas requiring repair to the south wall of the midstrey and to the roof structure of the lean-to either side of the midstrey.

The floors are concrete, with a step down into the southernmost bay.

Overall this building is a good quality piece of engineering with a high level of survival of historic fabric. However, its limited plan width, relatively fragile frame and fabric and the limits on adaptability make it unsuitable for modern uses in agriculture.

### The open fronted animal shelter



This part of the barn is a single storey, open fronted, section. It has a single roman tiled roof to the main range and pantiles to the western return.



The outer walls of this part are flint panels with brick dressings (image right) to the east elevation and the curved return wing wall. The north wall is mostly brick with two smaller flint panels.



The open roof structure indicates that this part of the building is considerably later than the main barn (images left and below) but is of a particularly good quality. The valley section of the roof has been very recently repaired. The roof has underfelt.

The floor is bare earth over much of the plan.



Overall this shed is a low profile building with severely limited access, rendering it unsuitable for modern agricultural or storage requirements.

## The east/west range



This part of the barn complex is a two storey main section with a single storey wing to the west. It has a plain tiled cropped hip roof to the main range and pantiles or slates to the outshots and wing. There is a two storey waggon porch to the north with lean-to outshots flanking it.



The western wing (image right) is single storey with outshots.



The images above show the south (cattle yard) elevations to the barns. The wall to the wing is a modern brick/block cavity wall and the main barn is timber framed with plastered walls over weatherboard.

Internally there is a first floor to the main section, accessed via an external timber ladder to the front gable. The western part of this is older, with the floor in the main crossing and porch being modern.



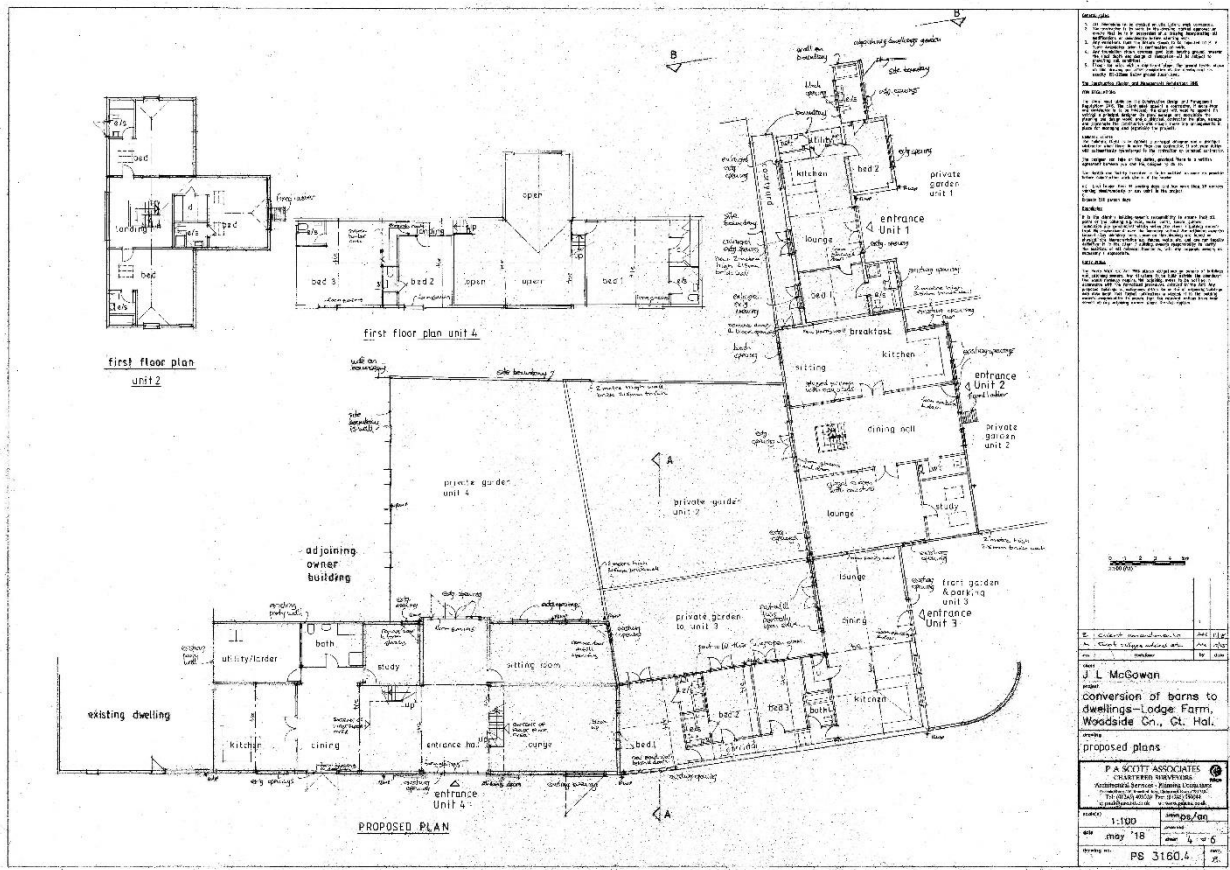
The timber frame and roof are generally unremarkable, with a clasped purlin configuration, in oak. Many of the internal walls and parts of the external walls have been infilled with concrete or masonry noggin (with blockwork) and much of the first floor sections are propped with steel or timber props (image left). There are grooves for winnowing boards on the south door.

Generally it is in reasonable condition, with a considerable proportion of the original frame in place. Parts of the lean-to roof to the east of the porch require reinstatement and repair as do parts of the external wall thereto.

As evidenced by the cavity masonry wall and parts of the wall infill, a degree of modern replacement has been undertaken. However its limited width, severely limited height and tender structure render it unsuitable for agricultural use.

## 6.0 Description of the Proposals

The scheme comprises the conversion of the range of barns into four dwellings.



The image above shows the proposed scheme. Full details can be read from the drawings produced by P A Scott Associates.

### Design description

The scheme is a highly sustainable proposal, making use of a range of existing, but redundant, farm buildings. The buildings are partly individually listed (the main barn) and the remainder are considered to be curtilage listed. There is, therefore, a particular need to avoid unnecessary intrusions into the existing fabric and building form.

The proposals respect the existing buildings by offering a scheme which requires very little alteration or removal of historic fabric in order to be realised. The external elevations remain largely unaltered, with existing doorways and openings being utilised for windows. The main sliding doors are retained. Several smaller doors are taken out of use. The following new windows are inserted: two small rooflights to the eastern roof slope of unit 3, two small windows to the northern elevation of unit 3 and two small windows under the eaves of unit 2, to the west of the porch. There is a new small rooflight to the eastern and western slope of the porch, a new window to the north elevation and a new window to the upper eastern elevation under the cropped hip.

There are slightly greater changes to the inner elevations to the cattle yards: three new openings are proposed in the modern wall on the south side of unit 1, two new rooflights on the main roof and one new window in the south wall of unit 2. Unit 3 has a new infill wall where the open front once was. Unit 1 has a small rooflight and a small eaves window, with an existing window at ground floor level enlarged in height.



Internally the proposed changes are as follows:

Unit 4 – a new first floor over the southern two bays with an open staircase. A new bathroom enclosure in the western outshot. A new open staircase to the existing first floor at the northern end. Each of the larger sets of doors are infilled with glazed panels with integral doors. The dividing wall in the north west animal pens is removed but the gable section is retained for clarity.

Unit 3 – the space is sub-divided into rooms, retaining the vaulted ceiling shape and the principal trusses to view. The corner and western sections are retained fully open plan.

Unit 2 – two sets of doors are inserted into the much altered walls of the porch, with an additional single door into the eastern lean-to. The dividing wall between the main space and the eastern lean-to is removed and new enclosure formed for a study and WC. A new open stair is inserted through the modern floor of the central space. The main cross walls either side of the porch are opened up and the studwork retained, being glazed between. The dividing wall between the main space and the western lean-to is removed and a new dividing wall inserted between units 3 and 4, on the line of the end of the main barn. At first floor, two small corner en-suites are formed and a central en-suite/dressing room forms a division between the landing and the bedroom in the porch.

Unit 1 – a small room is formed at each end of the main barn space to provide a bedroom and WC/utility room. The main space is otherwise retained open with a vaulted ceiling.

As a principle, new rooflights will be inserted over the top of existing rafters if they are of sufficient quality to be retained, otherwise the existing timbers will be rearranged to accommodate the new openings. Where glazing is to be inserted into existing large openings for doorways, the glazed screens are to be set back on the inner face of the frame, to preserve the frame to view and also to retain the outer doors. New windows are to be carefully positioned to take advantage of inserted, damaged or rotten studs, but if the existing timbers are good and sound, they will be retained on the inside of the new windows.

All new insertions maintain the philosophy of legibility and reversibility.

The internal openness is maintained over the midstrey and one further bay of the frame in the main barn and to the further three barns the ceilings are to be vaulted to retain an understanding of the scale of the space.

The cattle yards are sub-divided to form private garden space for three of the units, generally following the pattern of the earlier yard divisions.

The overall proposal has taken on board the design comments made by the UDC Conservation Officer on 14 September 2017, following a pre-application enquiry, to ensure an appropriate design and minimal intrusion into the historic fabric.

### **Access**

The scheme affords unhindered internal circulation throughout the plans of each of the units on the ground floor. The configuration of the internal stairs and the open nature of their design in units 2 and 4 may preclude the fitting of access aids but the internal layouts could be adapted to allow sleeping accommodation to be provided at ground floor level. Each unit has WC accommodation at ground floor level and unit 2 could be adapted to have a bathroom at ground floor level if required. Each ground floor space is on a single level with no internal steps. External principal points of entry could be engineered to have discrete ramped approaches and level access if required for wheelchair access. Otherwise ambulant access is available due to the level nature of the site overall.

## 7.0 Impact Assessment

### Criteria for Assessment

The following section assesses the significance of the setting of the heritage asset, in accordance with Section 16 of the NPPF and Historic England: Conservation Principles: Policies and Guidance and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) (referred to henceforth as GPA3).

The assessment of how the proposed development will potentially impact upon the setting of the identified heritage assets has been undertaken using the guidance detailed GPA3. This recommends that an assessment should take into account the following factors when assessing the impact of a development:

- Location and Siting;
- Form and Appearance;
- Additional Effects; and
- Permanence.

The level of change will be assessed upon the following criteria:

Level of Change	Description
Major Beneficial	The proposed changes will substantially alter key elements of the heritage asset in a positive way, better revealing and/or enhancing important characteristics. There would be a substantial improvement to the understanding of important elements of the asset's significance.
Moderate Beneficial	The proposed changes will have a considerable positive effect on key elements of the heritage asset, such that they improve the overall character or significance of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the character of a heritage asset.
Negligible	The proposed changes will have a very minor effect upon on the heritage asset or very minor impact on the overall character of the surrounding context.
Neutral	The proposed changes will have no impact on the overall character of the surrounding context.
Minor Adverse	The proposed changes will have minor impact on key elements of the heritage asset, such that the overall character of a heritage asset is negatively affected. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will have a considerable negative effect on the overall character and significance of the heritage asset. It will likely disturb key features and be harmful to overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will cause a substantial disruption to, or, in some cases, the complete destruction of important features of the heritage asset, such that its significance is substantially harmed. Change of this magnitude should be avoided.

In order to more fully understand the effect of the impact of proposals the following assessment provides a comparable analysis of the heritage value against the level of change. This assessment is based on the criteria set out by International Council on Monuments and Sites\* and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

Overall level of impact				
Level of Change	Sensitivity/Significance			
	Neutral	Low	Medium	High
Major Beneficial	Slight	Slight/Moderate	Moderate/Large	Large/Very large
Moderate Beneficial	Neutral/Slight	Slight	Moderate	Moderate/Large
Minor Beneficial	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Minor Adverse	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Moderate Adverse	Neutral/Slight	Slight	Moderate	Moderate/Large
Major Adverse	Slight	Slight/Moderate	Moderate/Large	Large/Very large

The following levels of harm may potentially be identified:

- **Substantial harm or total loss.** Harm that would 'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'
- **Less than substantial harm.** Harm of a lesser level that that defined above
- **No harm (preservation).** A High Court Judgement of 2014 held that with regard to preserving the setting of Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means 'doing no harm'.

Preservation does not mean no change; it specifically means no harm. Historic England guidance states that .....*Change to heritage assets is inevitable but it is only harmful when significance is damaged.* Thus change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. What matters is whether such change is natural, harmful or beneficial to the significance of an asset.

With regards to changes in setting, GPA 3 states that .....*protection of the setting of heritage assets need not prevent change,* with the above statement regarding the type of impact on the significance being key.

The following assessment is limited to considering the effects occasioned upon the fabric and the setting of the heritage asset by the proposed conversion.

\* ICOMOS (May 2010) Draft Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.

## Significance of the Heritage Assets

Setting is defined in the National Planning Policy Framework (NPPF) as ..... *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.*

It is important to understand how the setting contributes to the significance of the heritage asset.

### The Setting of the barns

The scheme proposes limited change to the elevations externally, allowing the buildings to continue to be read as former agricultural barns. The existing configuration does not set the buildings in an unhindered open space and they are clearly a closely related group of barns, with an enclosed cattle yard space formed by their shape and other boundary conditions. This yard space was once sub-divided and this will once again be so. A new yard space will be formed for unit 1, in the corner of the existing space between the site and the modern barns.

Aside from the limited visual changes to the outside elevations of the barns, the most significant change will be that of a change of use. It is impossible to completely disguise or prevent the external trappings of domestic use being present, but they can be contained and controlled to be within the enclosed spaces of the gardens. The layout prevents sprawl or any possibility of the spaces being seen from outside the immediate domain, thus significantly reducing the overall visual intrusion aspects which can afflict barn conversions to dwellings in other, more open, spaces. Much of the garden space is behind the buildings, within the yard, thus retaining the understanding and appreciation of the former agrarian context.

The advent of the two large modern barns to the north of the grouping has tended to sever the barns from their agrarian surroundings, although a gap between the new barns affords sight of the fields beyond, assisting the understanding that the older barns once bordered the farmed land.

The scheme does not propose any change to the overall shape or form of the group of buildings. There are no extensions to or removal of form.

Overall the setting of the heritage assets is considered to have a **medium** significance.

### The main listed barn (unit 4)

The main barn is a good surviving example of a late C16<sup>th</sup>/early C17<sup>th</sup> six (originally eight) bay barn, albeit altered in the mid C20<sup>th</sup> to incorporate a dwelling unit at its southern end. Much of the wall frame and the primary frame are intact, as is some of the earlier plasterwork. The grain cross wall remains. It has been re-roofed in modern times and much of the roof timbers are altered, replaced or supplanted. It has suffered some structural distress and been altered internally at the northern end. It has a relatively large amount of openings, which lend themselves to assisting the conversion without undue change.

Overall the main listed barn is considered to have a **medium/high** significance.

### The curtilage listed barn to the immediate north of the main barn (unit 3)

The open fronted barn is a good surviving example of a mid/late C19<sup>th</sup> animal shelter. The open side faces the cattle yards and is supported on a line of cast iron columns. The floor is generally bare earth with concrete to the northern end and the return. The main east wall and the return north wall are in reasonable condition, with the flint panels remaining intact and in reasonable repair. The roof structure comprises well engineered and constructed softwood king post trusses with softwood rafters on butted purlins. The roof has been repaired, especially at the valley and relaid with modern underfelt. Overall it is an unremarkable but good quality agricultural building.

It physically connects the other barns and is a positive contributor to the grouping.

Overall this barn is considered to have a **medium** significance.

### The curtilage listed barns to the north range (units 1 and 2)

This range of barns comprises two distinct elements: the main two storey barn in the centre of the range and the attached, lower, barn to the western end. The main barn is possibly C18<sup>th</sup> and is of a similar style and appearance as the main barn, having a steeply pitched roof with cropped hips and plastered walls. Its height is slightly lower overall than the main barn. The western barn is a single storey building of a slightly later date. It has several additions to the northern elevation in the form of lean-to constructions. Parts of the main roof have staggered butt purlins. All roofs have been relaid with modern underfelt.

The frames have been much altered and repaired with the loss of the south wall of the western range, it being replaced with a modern cavity masonry wall, albeit with some earlier timber posts within the inner leaf. Much of the earlier lath and plaster to the inner walls is lost, giving way to brick and blockwork noggin.

The first floor to the waggon porch and crossing to the east is a modern insertion but that to the west is of an earlier construction.

Overall this range of barns is considered to have a **medium** significance, primarily for its group value.

## Impact upon the Heritage Assets

### The Setting of the barns

The scheme offers very little overall visual change to the external features of the barns and no change to the shape or form. The grouping is retained unchanged. The change of use will ensure the future use of the buildings and therefore secure their maintenance and preservation.

Asset	Level of Change	Significance of setting	Overall Impact
Group of barns	Moderate Beneficial	Medium	Moderate

The resulting impact on the setting due to the proposal is considered to be **Moderate (positive)**.

### The main listed barn

The scheme offers very little overall visual change to the external features of the barn with existing openings utilised and repurposed. Internal changes to the fabric are minimised, with minor alterations to the internal partition layout. The insertion of a first floor to the southern end is the most significant change proposed. Essential repairs and future maintenance will be secured by the change of use.

Asset	Level of Change	Significance of building	Overall Impact
Listed barn	Moderate Beneficial	Medium/High	Moderate

The resulting impact on the setting due to the proposal is considered to be **Moderate (positive)**.

### The curtilage listed barns

The scheme offers very little overall visual change to the external features of the barns with existing openings utilised and repurposed. A small number of new openings are proposed but these are discrete and appropriately positioned. Significant alterations are proposed where new infill walls are inserted but these are confined to the inner cattle yard elevations. Internal changes to the historic fabric are minimised, with alterations to the internal partition layout concentrating on previously altered, modern insertions or low quality elements. The insertion of a stair to the first floor affects only modern fabric. Essential repairs and future maintenance will be secured by the change of use.

Asset	Level of Change	Significance of setting	Overall Impact
Curtilage barns	Moderate Beneficial	Medium	Moderate

The resulting impact on the setting due to the proposal is considered to be **Moderate (positive)**.

This overall impact is summarised as being a positive benefit to the buildings which results in no loss of significance.

## 8.0 Conclusion

The proposed scheme for conversion of the barns will occasion a degree of change to the present setting of the former farmyard and to the fabric of the designated and non designated assets. It is clear that the part of the barn which was converted many years ago offers a viable and discrete alternative use, consistent with its conservation.

In the NPPF paragraph 196 it states that.....*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

*Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset (GPA3).*

The proposal invokes a positive impact upon the setting and the buildings. The relationship of the former barns and the agrarian setting has been diminished over time, as the subject buildings no longer fulfil that agricultural function. However the appearance of the overall setting would be improved by the proposal, occasioning a beneficial use for the redundant buildings and improving their maintenance.

*For developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting (GPA3).*

In the NPPF paragraph 192 it states that, in determining planning applications, local planning authorities should take account of;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

The MHCLG Planning Practice Guidance, entitled Conserving and Enhancing the Historic Environment states.....

*Public benefits may include heritage benefits, such as:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

This report has analysed the factors which will be occasioned by the proposal. It has determined that moderate change will be occasioned to the setting and the fabric, and that the resultant impact is positive. This constitutes considerably less than substantial harm in the NPPF paragraph 196 test.

The scheme offers an opportunity to make beneficial use of an important group of barns which presently are bereft of use and therefore also of purpose. The provision of much needed housing will be a substantial public benefit, achieved without undue detriment or harm to the historic setting.

For the foregoing reasons the scheme substantiates the changes to the setting and the fabric.

## Appendices

### Extract of Listing for the main barn

**Name:** BARN COTTAGE BARN LODGE FARM

**List entry Number:** 1147375

**Location:** BARN COTTAGE, BARN LODGE FARM

<b>County</b>	<b>District</b>	<b>District Type</b>	<b>Parish</b>
Essex	Uttlesford	District Authority	Great Hallingbury

**Date first listed:** 13 June 1983

**Grade:** II

*Wheat/Barley Barn with south end converted into a Cottage. Late C 16 early C17 barn of high quality. Plain red tile 1/2 hipped roof. Timber frame, part weatherboard, part plastered. Queen strut roof partly re-roofed early C18. Halved bladed top plate scarf. Jowled posts and arch braces to tie beams. Corn partition with arch braces cross survives. 2 midstreys intact. 3 later hay doors. Cottage 2 storey with 4 casement windows and red brick chimney stack at ridge. Building retains the earlier structure throughout.*

*Listing NGR: TL5236318592*



# GREAT HALLINGBURY PARISH COUNCIL IN THE COUNTY OF ESSEX

MRS U. SYDEE  
CLERK OF THE COUNCIL

15<sup>th</sup> May 2019

Uttlesford District Council  
Planning

For the attention of: To whom it may concern

**SUBJECT: Planning Application UTT/19/0388/FUL**

<b>Proposal:</b>	Conversion of barns and agricultural buildings to 4 no. dwellings.
<b>Address:</b>	Buildings at Lodge Farm, Woodside Green, Great Hallingbury, Bishop's Stortford

Dear Sir or Madam,

Great Hallingbury Parish Council had no objections as it's going to revitalise the area.

Yours faithfully,

On behalf of Great Hallingbury Parish Council  
Mrs Urška Sydee  
Clerk to the Great Hallingbury Parish Council

**Jonathan Doe**

**Delegated Officer Report Recommendation–**

**Application number: UTT/19/0388/FUL**

**Proposal: Conversion of barns and agricultural buildings to 4 no. Dwellings.**

**Site Address: Buildings At Lodge Farm Woodside Green Great Hallingbury Bishops Stortford**

**Applicant: J L McGowan**

**Target Date: 7th May 2019**

**Expiry Date: 21st May 2019**

**Extension of Time Date: 28th June 2019**

---

**Planning Policies:**

**S7 - The Countryside**

**GEN2 - Design**

**GEN8 - Vehicle Parking Standards**

**GEN7 - Nature Conservation**

**GEN1 - Access**

**GEN4 - Good Neighbours**

**E5 - Re-Use of Rural Buildings**

**H6 - Conversion of rural buildings to residential use**

**ENV2 - Development affecting Listed Buildings**

**ECP - ECC Parking Standards (Design & Good Practice)September 2009**

**SPD2 - Accessible homes and playspace**

**SP1 - Presumption in Favour of Sustainable Dev**

**SP10 - Protection of the Countryside**

**SP12 - Sustainable Development Principles**

**TA1 - Accessible Development**

**D1 - High Quality Design**

**EN1 -Protecting the Historic Environment**

**EN4 - Development affecting Listed Buildings**

**EN7 - Protecting and Enhancing the Natural Environment**

**C2 - Re-use of Rural Buildings**

**NPPF3 - National Planning Policy Framework 3**

**Planning History:**

<b>Reference No.</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
<b>UTT/19/0389/LB</b>	<b>Conversion of barns and agricultural buildings to 4 no. Dwellings.</b>	<b>Approve with Conditions</b>	

**Neighbour Responses:**

<b>Neighbour Consultations</b>	<b>Contributors</b>	<b>Representations</b>
6	2	0

**Consultee Responses:**

<b>Consultee</b>	<b>Comments</b>
UK Power Networks	Standard response.
Education & Highways (ECC)	From a highway and transportation perspective the Highway Authority has no objections to make on this proposal.
Parish Council	Great Hallingbury Parish Council had no objections as it's going to revitalise the area.
Conservation Officer	Archaeology: RECOMMENDATION: Building Recording "No conversion or preliminary groundwork's of any kind

	<p>shall take place until the applicant has secured and implemented a programme of archaeological building recording in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority."</p> <p>Historic Buildings and Conservation Advice:- No objection to the proposal subject to the retention of hit and miss sliding windows (located within the end wall of bed 1 in unit 3 and the lounge of unit 2) and the flint garden wall.</p> <p>Should permission be granted, recommend conditions relating to external materials, additional detailed drawings of joinery, details of internal materials, insulation and internal finishes, retention of the timber frame, a schedule of repairs, the use of low profile roof lights, rainwater goods to be black painted metal, and further details of landscaping.</p>
ECC Ecology Advice	<p>Buildings At Lodge Farm Woodside Green Great Hallingbury Bishops Stortford UTT190388FUL LC 120419.docx</p> <p>No objection subject to securing biodiversity mitigation and enhancement measures. Conditions recommended.</p>
BAA Aerodrome Safeguarding	<p>We have no aerodrome safeguarding objections to the proposal.</p>

---

## Officer Report

### NOTATION:

Listed Building  
 Outside Development Limits  
 Vehicular access via a Protected Lane

### DESCRIPTION OF SITE:

The buildings to which this application relates are at Lodge Farm, an historic farmstead situated among open countryside and woodlands. The historic parkland of Hallingbury House is to the west. The southern end of Hatfield Forest is to the east.

There are a number of residential properties near the buildings proposed to be converted and the residential property Barn Cottage adjoins the southern end of the buildings. Lodge Farm is a house to the east. Monkswood is a large house on an adjoining plot of land. Slightly further away are nos. 1 and 2 Monkswood Cottages set to the south and Monkswood Bungalow set to the north. The vehicular access to the buildings is shared with Lodge Farm and Monkswood Bungalow. The vehicular access is also used to access a stable set behind Monkswood.

The buildings, barns and other agricultural buildings are conjoined and together have an L-shaped footprint, one arm extending east/west and the other arm extending north/south. The red line site also includes open ground to the north and to the east of the buildings and an area set within the internal corner formed by the two arms of the buildings.

The Listed Barn is at an end of the L shape running north/south. The southernmost part of the Listed Barn, outside the application site, has already been converted to a dwelling, Barn Cottage. To the north of the listed barn, though physically attached to it, is a former cattle shelter which is open fronted to the west. The eastern elevation of the former cattle shelter has a distinctive appearance of flint panels between red brickwork. Next to the former cattle shelter and forming part of the arm running west/east is a two storey agricultural storage building with a single storey bay running to the west.

#### DESCRIPTION OF PROPOSAL:

Conversion of barns and agricultural buildings to 4 no. Dwellings.

The proposal involves dividing the existing built form into four units. Units 1 and 2 would run west to east along the northern arm. Unit 3 would extend from unit 2 and turn a corner to join unit 4 which would be set at the southernmost end of the footprint of the built form the subject of the application. Barn Cottage is attached to the southernmost part of unit 4.

The area set within the internal corner formed by the two arms of the buildings would form the private gardens of units 2, 3 and 4. Unit 1 would have a private garden to the north of the built form. Unit 1 would also have a small open area to the south of the built form. This area is described as a courtyard on the site layout plan. This courtyard area would be set between the built form of unit 1 and a brick wall 2.2m in height. The courtyard would be a linear area, only 1.8m deep but 12.5m wide.

Unit 1 would be a two-bedroomed dwelling with all its accommodation at ground floor. This unit would be of a cottage type scale in terms of internal floor space. The entrance door to unit 1 would be on the northern elevation and lead into an open plan kitchen and living room area. Unit 1 would occupy the single storey western bay of the agricultural storage building.

Unit 2 would have three bedrooms on the first floor. All bedrooms would have en-suite facilities. On the ground floor would be a generous sized kitchen, two reception rooms, study and downstairs toilet. The entrance door to unit 2 would be on the northern elevation. Unit 2 would occupy the two-storey element of the former agricultural storage building.

Unit 3 would be a three-bedroomed dwelling with all its accommodation at ground floor. The entrance door to unit 3 would be on the northern elevation. Unit 3 would occupy the former cattle shelter.

Unit 4 would offer typical barn conversion type accommodation with a sizeable entrance hall with a double height ceiling formed by the original roof. Unit 4 would have three bedrooms on a first floor to be created within the original built form of the barn. On the ground floor a significant extent of accommodation would be created consisting of lounge, sitting room, dining room, study, ground floor bathroom and a kitchen with separate utility room/larder. The entrance to unit 4, which would take the detailed form of full-height glazed doors set within a glazed area to infill the original door opening of the barn, would be on the eastern elevation. Unit 4 would occupy the Listed barn.

Parking provision would be as open parking spaces. The parking spaces would be near the entrance doors for units 2 and 3, on the far side of the vehicular access track for unit 4 and by the entrance gate to the private garden of unit 1.

#### ENVIRONMENTAL IMPACT ASSESSMENT:

Town and Country Planning (Environmental Assessment):

The site is near a SSSI, Hatfield Forest. A Local Wildlife Site, Woodside Green, is also close to the site. Important Woodlands, Wall Wood to the south and Whitegate Plantation to the north, are near. However, the proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2 (which in this case would be 150 dwellings or 5 hectares), and therefore an Environmental Assessment is not required.

#### APPLICANT'S CASE:

The application documentation includes a design, access and heritage statement; an ecological assessment and a bat check survey; and, a structural inspection report.

#### COMMENTS ON HISTORY:

There has been no relevant planning application or Listed Building application for the buildings the subject of the current proposal. A pre-application enquiry, UTT/17/1272/PA, was made for a proposal of conversion to three dwellings.

CONSULTATION RESPONSES: Cut and Paste into Uniform in the relevant boxes and not here

#### REPRESENTATIONS:

A site notice was posted and letters were sent to occupiers of 6 neighbouring properties. Comment has been received from and on behalf of one neighbouring property. A summary of the comment received is as follows:

- o Contrary to contractual condition of a property conveyance
- o Loss of privacy
- o Noise and activity would intrude on our right to peaceful enjoyment of our home
- o Relatively small garden sizes and vehicular access suggest that this is overdevelopment
- o Any construction should be completed expeditiously
- o Vehicular access would be neither safe nor convenient
- o Water supply would be inadequate

#### COMMENTS ON REPRESENTATIONS:

Any discrepancy between this proposal and the terms of a property conveyance would be a civil matter. Water supplies for direct consumption and for use in the event of a fire are matters for other legislation from that of planning legislation. Other matters raised in representations are addressed below.

#### PLANNING CONSIDERATIONS:

The main issues are:

- 1) Principle of development (NPPF, ULP Policies S7, H6, and E5);
- 2) Affect to the character of a Listed Building (ULP Policy ENV2);
- 3) Impact on protected species (ULP Policy GEN7);
- 4) Any impact to neighbours (ULP Policies GEN2 and GEN4);
- 5) Parking and vehicular access (ULP Policies GEN8 and GEN1);

1) The site is situated within the countryside beyond development limits. ULP Policy H6 permits the conversion of rural buildings to dwellings subject to compliance with five criteria as follows:

- a) It can be demonstrated that there is no significant demand for business uses, small scale retail outlets, tourist accommodation or community uses;
- b) They are in sound structural condition;
- c) Their historic, traditional or vernacular form enhances the character and appearance of the rural area;
- d) The conversion works respect and conserve the characteristics of the building;
- e) Private garden areas can be provided unobtrusively.

With regard to a) above, marketing or financial information to categorically prove that a business use would be unviable within the buildings has not been submitted. However, it is considered that vehicular access to the location of the site would be very problematic for any sizeable vehicle and a business use would struggle to operate in a way that would not disturb the significant number of existing residential properties neighbouring the former

agricultural buildings. It is thought that a combination of proximity and vehicular activity associated with a business use would inevitably lead to excessive noise and disturbance to adjacent residents.

Due to the extensive size of the buildings in combination with their relatively remote location, any retail use is considered to be wholly impractical.

The Council's Conservation Officer commented, when the proposal was considered at a preliminary stage (UTT/17/1272/PA), that in view of the significance of this group of buildings it was felt that a new economically viable use should be found for them. At that instance it appeared that a residential use would be most appropriate.

With regard to b), a structural inspection report, by a firm of consulting structural and civil engineers, concludes that the main loadbearing elements of the existing buildings appear to be performing satisfactorily. Whilst some localised repairs would be required as part of the proposed conversion works it is anticipated that such repairs could be completed without substantial reconstruction of the existing structures.

With regard to c) and d), a design, access and heritage statement has been submitted which concludes that the proposal would invoke a positive impact upon the setting and the buildings. The relationship of the former barns and the agrarian setting has been diminished over time, as the subject buildings no longer fulfil that agricultural function. However the appearance of the overall setting would be improved by the proposal, occasioning a beneficial use for the redundant buildings and improving their maintenance.

The statement has analysed the proposal and determined that moderate change will be occasioned to the setting and the fabric, and that the resultant impact would be positive. This constitutes considerably less than substantial harm in the NPPF paragraph 196 test.

This statement also points out that it is clear that the part of the barn which was converted many years ago offers a viable and discrete alternative use, consistent with its conservation.

With regard to e), the enclosed spaces of the gardens would be contained by brick walling. The layout prevents sprawl or any possibility of the spaces being seen from outside the immediate domain, thus significantly reducing the overall visual intrusion aspects which can afflict barn conversions to dwellings in other, more open, spaces. Much of the garden space is behind the buildings, within the yard, thus retaining the understanding and appreciation of the former agrarian context.

In conclusion with regard to the principle of the development, given that a Listed Building would be put into a use which would ensure its conservation and given that the proposal is judged acceptable with regard to Policy H6, the proposal is considered on balance to be acceptable within its countryside setting.

2) A Listed Building application, UTT/19/0389/LB, has been submitted in tandem with the planning application. The proposals respect the existing buildings by offering a scheme



which requires very little alteration or removal of historic fabric in order to be realised. The main sliding doors to the Listed barn would be retained.

ECC Place Services has provided written historic buildings and conservation advice.

Subject to the imposition of conditions to any consent; regarding external materials, additional detailed drawings of joinery, details of internal materials, insulation and internal finishes, retention of the timber frame, a schedule of repairs, the use of low profile roof lights, rainwater goods to be black painted metal, and further details of landscaping; no objection is raised.

Conditions have also been recommended with regard to archaeology.

3) An ecological assessment has been submitted as part of the application documentation. All of the buildings within the site were subject to specific surveys in regard to bats during good weather conditions. The site is of high ecological interest and any development would require a sensitive detailed design to ensure continued roosting opportunities can be provided, and the existing bat populations maintained at a favourable conservation status.

ECC Ecology has been consulted on this proposal and has confirmed in writing that it has no objection subject to securing biodiversity mitigation and enhancement measures. Specialist ecological advice is that conditions are required to ensure: a licence be obtained from Natural England pursuant to The Conservation of Habitats and Species Regulations 2017; a construction environmental management plan; ecological mitigation and enhancement in accordance with the submitted Ecological Assessment report; and, a wildlife sensitive lighting scheme.

The proposal is considered acceptable, subject to the imposition of conditions, with regard to Policy GEN7.

4) Unit 4 would have a rear elevation facing towards Monkswood and the rear garden of unit 4 would run back in the direction towards Monkswood. A side boundary to the rear garden serving unit 2 would face towards Monkswood. However, there would be a brick wall 2m in height along the rear extent of the garden to unit 4 and a side extent of the garden to unit 2. Native species hedging would be planted next to the wall just inside the rear gardens of the two units. Furthermore there would be an isolation space of some 14m between the 2m high wall along the gardens and the boundary with Monkswood. This arrangement, of cattle yards being sub-divided to form private garden space for three of the units and leaving a vacant area as it is, would generally follow the past arrangement on the ground of the earlier yard divisions.

There is a significant amount of vegetation by the eastern boundary of Monkswood.

Taking the circumstances, described above, into account it is considered that there would be no material overlooking of Monkswood from rear elevations or gardens of the proposed dwellings which would reasonably justify refusal of the proposal.

Unit 4 would have two roof lights facing in the direction of Monkswood. The roof lights would be to a landing and to the roof beneath which would be the utility/larder. Both roof lights would be above head height and as such would not provide an opportunity to look into the garden of Monkswood. The western elevation of unit 4 would have glazing above a pair of doors but behind this glazing would be the void up to the original roof of the barn, the double height space above the entrance hall of the barn conversion.

The detailed design of unit 4 is such that fenestration above ground floor would not create any material overlooking of Monkswood.

The rear elevation of unit 2 would face south. Oblique views of Monkswood, to the west, may be possible from first floor windows. The rear elevation of unit 2 would have two first floor windows and two roof lights. The windows would serve a landing and an en-suite shower-room. Given that neither room served by the windows in question is a habitable room, it is considered reasonable that these windows be obscure glazed and necessary to avoid any possibility of overlooking Monkswood and to ensure that the private gardens areas of units 3 and 4 are not overlooked. However, the roof lights would be set above head height and accordingly any condition to require obscure glazing of the roof lights is considered unnecessary.

The comment of a neighbour regarding the issue of loss of privacy is noted but having examined the details of the proposed design and made a site visit it is considered that no adverse impact would result to the occupiers of Monkswood or any other property that would adequately justify refusal of the proposal with reference to Policy GEN4. While activity from the use of the rear gardens by future occupiers may produce a limited degree of noise, it is considered that any adverse impact to the occupiers of Monkswood would not be so great as to justify refusal.

5) Parking provision would be two parking spaces per dwelling. Given that none of the properties to be created would have more than three bedrooms, parking provision is acceptable.

The local highway authority, Essex County Council, has been consulted. Essex County Council Highways has confirmed in writing that it has no objection to the proposal. The proposal is considered to be acceptable with regard to Policies GEN1 and GEN8.

## **Conclusion**

The proposal would ensure that a Listed Building is put to a viable use which will ensure its retention.

RECOMMENDATION: APPROVAL WITH CONDITIONS

## **Conditions/Refusal Reasons**

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

3 Prior to the first occupation of any dwelling hereby approved the vehicle parking and turning areas as indicated on the approved site layout plan at scale 1:250 shall be provided. The parking and turning areas shall be retained at all times for their intended purpose.

REASON: To ensure that appropriate parking and turning is provided at the site in the interest of highway safety in accordance with ULP Policy GEN1 of the Uttlesford Local Plan adopted 2005).

4 Prior to first occupation of either unit 2 or unit 4 as shown on the approved plans, a solid external wall to 2.0m in height and of Essex red clay bricks shall be erected in the position shown on the approved site layout plan at scale 1:250. The wall shall thereafter be retained as such.

REASON: In the interest of the residential amenity of neighbouring properties in accordance with Policies GEN2 and GEN4 of the adopted Uttlesford Local Plan.

5 Prior to first occupation of unit 1 as shown on the approved plans, a solid external wall to 2.2m in height and of Essex red clay bricks shall be erected in the position shown on the approved site layout plan at scale 1:250. The wall shall thereafter be retained as such.

REASON: In the interest of the residential amenity of neighbouring properties in accordance with Policies GEN2 and GEN4 of the adopted Uttlesford Local Plan.

6 Prior to first occupation of unit 2 as shown on the approved plans, both first floor windows facing south, to the landing and to the window of the en-suite facilities to a bedroom, shall be obscure glazed and thereafter retained as such.

REASON: In the interest of the residential amenity of neighbouring properties in accordance with Policies GEN2 and GEN4 of the adopted Uttlesford Local Plan.

- 7 Prior to completion of any dwelling hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:-
- i. proposed finished levels or contours;
  - ii. hard surfacing materials;
  - iii. Boundary hedgerows, incorporating native species

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 9 No conversion or preliminary groundwork of any kind shall take place until the applicant has secured and implemented a programme of archaeological building recording in accordance with a written scheme of investigation which shall have been submitted by the applicant, and approved in writing by the local planning authority.

REASON: The structures require "preservation by record" through an archaeological recording survey in accordance with Policy ENV2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to allow investigation prior to the loss of archaeological remains.

- 10 Works shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.

REASON: In the interests of the appearance of the development in accordance with Policies GEN2 and ENV2 of the Uttlesford Local Plan (adopted 2005).

- 11 Works shall not be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges and cills to be used by section and

elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

REASON: In the interests of the appearance of the development in accordance with Policies GEN2 and ENV2 of the Uttlesford Local Plan (adopted 2005).

- 12 Works shall not be commenced until full written details of the specification of any roof light has been submitted to and approved in writing by the local planning authority. The rooflights shall be of low profile conservation type.

REASON: In the interests of the appearance of the development in accordance with Policies GEN2 and ENV2 of the Uttlesford Local Plan (adopted 2005).

- 13 All rainwater goods shall be black and metal and permanently maintained as such.

REASON: In the interests of the appearance of the development in accordance with Policies GEN2 and ENV2 of the Uttlesford Local Plan (adopted 2005).

- 14 Prior to first commencement the following shall be obtained:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
  - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

REASON: To conserve Protected and Priority species and allow the local planning authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998 and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 15 Prior to first commencement a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.

- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

REASON: To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 16 Prior to first occupation of any dwelling hereby approved, a scheme of ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (Ecology Solutions, Jan 2017) submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Such measures may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

REASON: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and s17 Crime & Disorder Act 1998 and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 17 Prior to completion of any dwelling hereby approved, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and as approved in writing by the local planning

authority prior to first occupation of any dwelling hereby permitted and maintained thereafter in accordance with the scheme. Under no circumstances shall any other external lighting be installed without prior written consent from the local planning authority.

REASON: To allow the local planning authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 18 A Biodiversity Enhancement Layout, providing the finalised details and locations of the mitigation and enhancement measures contained within Ecological Assessment (Ecology Solutions, Jan 2017) and the mitigation agreed in the EPS licence issued by Natural England shall be submitted to and approved in writing by the local planning authority and thereafter the enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any dwelling hereby approved and retained as such thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the adopted Uttlesford Local Plan; Policy EN 7 of the Regulation 19 Local Plan; and, the provisions of the National Planning Policy Framework.

- 19 All new rooflights shall be of a conservation range.  
REASON: In the interests of preserving the historic character and appearance of the listed building and its setting in accordance with ULP Policy ENV2 of the Uttlesford Local Plan (adopted 2005).

**Informative(s):-**

- 1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.
- 2 Prior to any works being undertaken on the buildings within the site a Natural England European Protected Species licence will be required. The mitigation will be outlined in the licence and such work (such as the bat lofts), may require the plans hereby approved to be amended and may require Listed Building consent in its own right.

**Plans**

Plan Ref	Version	Received
----------	---------	----------

LOCATION PLAN		26th March 2019
SITE LAYOUT PLAN		26th March 2019
PS 3160.1		26th March 2019
PS 3160.2		26th March 2019
PS 3160.3		26th March 2019
PS 3160.6		26th March 2019
DESIGN, ACCESS AND HERITAGE STATEMENT		26th March 2019
BRIEFING NOTE - BAT CHECK SURVEYS		26th March 2019
ECOLOGICAL ASSESSMENT		26th March 2019
STRUCTURAL REPORT		26th March 2019
PS 3160.4 D		21st June 2019
PS 3160.5 B		21st June 2019

**Authorising Officer and date:**

Karen Denmark  
21.6.19





Lodge Farm,  
 Woodside Green,  
 Great Hallingbury

Site Layout Plan

Scale: 1:250

Date: December 2018

**P A SCOTT ASSOCIATES**  
 CHARTERED SURVEYORS

Architectural Services – Planning Consultants  
 131 Waterhouse Business Centre, 2 Cromar Way, Chelmsford, Essex CM1 2QE

Tel: (01245) 493020 Fax: (01245)350044

[www.pascott.co.uk](http://www.pascott.co.uk)  
[paul@pascott.co.uk](mailto:paul@pascott.co.uk)

19-186 Lodge Farm

13 03 2019 Photo Sheet 1 of 4



Unit 1 - Front Elevation



Unit 1 – Rear Elevation



Unit 1 – Roof Structure



Unit 1 – Sole Plate

19-186 Lodge Farm

13 03 2019 Photo Sheet 2 of 4



Unit 2 – Front Elevation



Unit 2 – Rear Elevation



Unit 2 – Floor Strengthening



Unit 2 – Floor Strengthening

19-186 Lodge Farm

13 03 2019 Photo Sheet 3 of 4



Unit 3 – Front Elevation



Unit 3 – Side Elevation



Unit 3 – Rear Elevation



Unit 3 – Internal View



Unit 3 – Decayed Eaves Beam

19-186 Lodge Farm

13 03 2019 Photo Sheet 4 of 4



Unit 4 – Front Elevation



Unit 4 – Side Elevation



Unit 4 – Rear Elevation



Unit 4 – Part Rear Elevation



Unit 4 – Internal View



Unit 4 - Midstrey