

## DESIGN and ACCESS STATEMENT

### The Finishing House

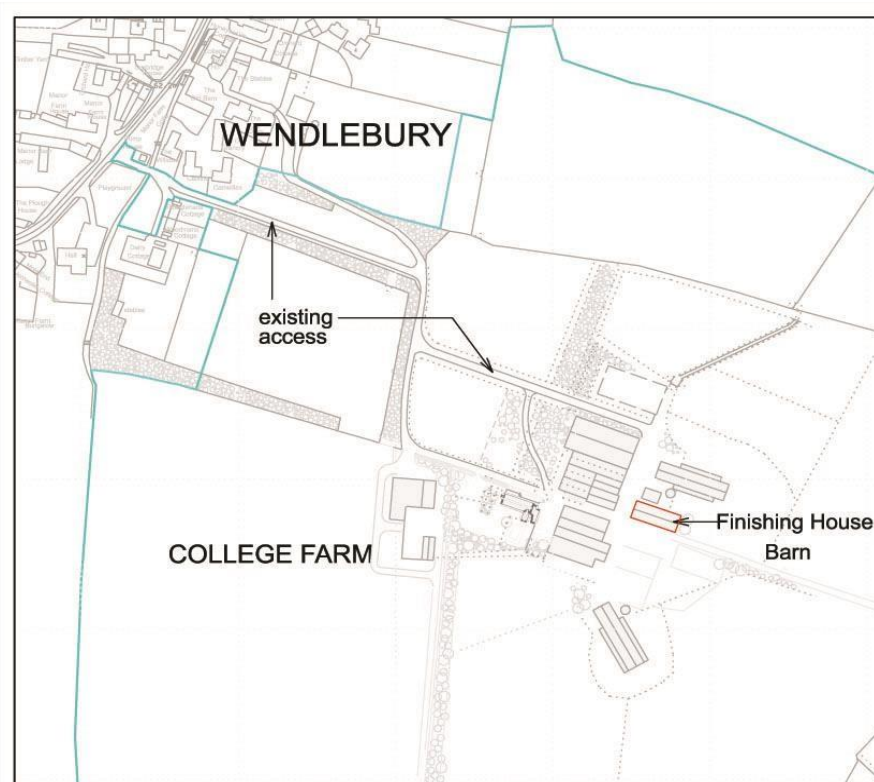
College Farm  
Wendlebury  
Bicester  
OX25 2PR

### APPLICATION FOR CONVERSION OF BARN TO DWELLING

**For the conversion of former pig rearing building to dwelling**

**Proposal:** Change of Use, conversion of, and associated works to, the existing agricultural building to form a dwellinghouse

**Site:** Part of College Farm, Wendlebury, Bicester, OX25 2PR



Location Plan: College Farm, Wendlebury

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Finishing House  
(from the South West)



## Project Drawings:

17.178.01 Floor Plans, Elevations and Location Plan As Existing

17.178.02 Rev D Floor Plans, Elevations and Site Plan As Proposed

## 1.0 INTRODUCTION

### 1.1 Site Background and Uses

The barn has a current Class Q consent, 18/01089/Q56. This consent expires in August 2021, by which time the conversion work needs to be complete to avoid the consent lapsing. Given the current unprecedented situation regarding COVID-19, it is unlikely that the work will be complete by then, though not impossible. An application to extend the existing permission has been considered by the applicant, but there are some very minor changes to the approved design that the applicant wishes to make, which will technically require a full application rather than a renewal or adaptation of the Class Q consent. In brief summary, these changes are as follows:

- i) The installation of a black powder coated stainless steel flue for a log burner,
- ii) The re-introduction of an outside door to the utility room instead of a window,
- iii) The use of timber cladding between the concrete block piers, to match the existing cladding to the gables.
- iv) Change of use for an additional area of garden.

**Background** (much of the following text is repeated from the D&A Statement for 18/01089/Q56):

The subject of this application is an agricultural building, constructed in 1965, in which to rear and fatten pigs. It is constructed with a 250mm concrete block wall incorporating a 50mm cavity. It has a concrete floor slab and foundations. The roof is faced in fibre cement sheets over timber purlins supported by engineered timber trusses, all of the same date and all in good and serviceable condition. There is a layer of fibre cement sheeting fixed to the underside of the ceiling joists fixed beneath the trusses, attached to this is a 30-40mm thickness of rigid insulation board. There is mains water and electricity adjacent to the site.

Pigs were reared and fattened on the farm until 1984 and then cattle were reared in this barn until 1987, but the ventilation is poor requiring larger openings to be inserted into the walls, which would also improve welfare standards. This work hasn't yet been undertaken so the building has been used from 1987 up unto the present day for storage of farm machinery, tool and animal feedstuffs and the like, although it is awkward to access internally with modern farm machinery.

Specifically in March 2013, and since, the farm activities have included 20-30 beef suckler cows, 60-70 breeding ewes, 10-15 horses, and 10,000 free range hens on 150 acres of grassland, plus a further 90 acres of arable cropping. The free range laying hen sheds have ceased now operation and once cleaned and the redundant equipment removed, they are to be utilised as lambing sheds as the breeding ewe flock expands.

The farm buildings are located centrally within the main block of land, with the access to the village of Wendlebury. The Finishing House Barn is located on the eastern edge of the farm buildings.

### 1.2 Density

There will be no change to the density of the buildings.

### 1.3 Scale

There will be no change to the scale of the building.

The Finishing House Barn has a gross external floor area of 294sqm and this would be unchanged by the proposal to convert it to become a domestic dwelling. The attached drawings indicate a domestic curtilage around the building totalling 291sqm.

### 1.4 Appearance and Building Works

#### 1.4.1 External Works and Appearance

There will be no change to the geometry of the building, with the exception of the 'volume' of the proposed log burner flue, and the timber cladding to the flanks of the building between the existing concrete block piers.

It is proposed to retain the 1960's farm building aesthetic. The existing gables are fully clad in timber, echoing other timber clad buildings in the adjacent farmyard, so the main gable wall panels would be reclad where necessary in horizontal, tanilised, square edged Larch boards (25x150mm showing 125mm of each board) to match the existing. The walls between the blockwork piers will be clad in horizontal timber boarding to match the gables.

Typical square edged boarding detail



The existing exposed concrete block piers that thicken the walls to form buttresses would remain exposed as concrete block built structures. Concrete blocks will also be visible at plinth level below the cladding. The concrete blockwork is in good condition and will only require repointing.

Typical existing concrete block detail  
(before repointing)



The windows will be of a metal 'Crittall'-type manufacture with a galvanised finish, painted to RAL7016 (Anthracite). The standard Crittall section of frame, casements and glazing bar details are proposed. The upper part of the windows that corresponds to the existing vent flaps will be delineated by incorporating galvanised breeze-soleil to reduce summer solar gain, again RAL7016.



Typical detail of Crittal-type windows (to illustrate style, colour to be RAL7016, Anthracite, see below)

The fibre cement roof covering will be replaced by a Kingspan RW1000 (or similar), which is a composite profile metal sheet upper and lower with integral rigid insulation, 120mm overall thickness to meet exceed ADL1B Building Regulations.

Kingspan RW1000 color swatch RAL7016



This palette of materials will sit well with, and echo, the palette of materials on the adjacent barns. The aesthetic of the interior will be informed by a 'warehouse conversion' style, appropriate to the exterior of the building.

The existing ventilation cowlings will be retained to facilitate an energy efficient passive 'stack' ventilation.

#### 1.4.2 Internal Works and Appearance

##### The Ceilings:

The existing trusses and purlins will be retained, and these will support the new composite roofing sheets with a drylining beneath where the ceilings are vaulted, except for loft storage over some of the bedrooms, where the purlins and underside of the composite roofing will remain exposed.



### The Walls:

The external walls are of a cavity construction, so the cavities will be filled with polystyrene beads, but this will also require additional rigid insulation and dry lining internally. Internal walls will be dense concrete block construction, to provide additional thermal mass.

### The Floor:

There is an existing concrete floor slab set to gentle falls for drainage, this will be levelled with a feathered screed, over which insulation will be laid with a finishing screed on top. A polished concrete floor finish is anticipated.

## 1.5 Access and Parking

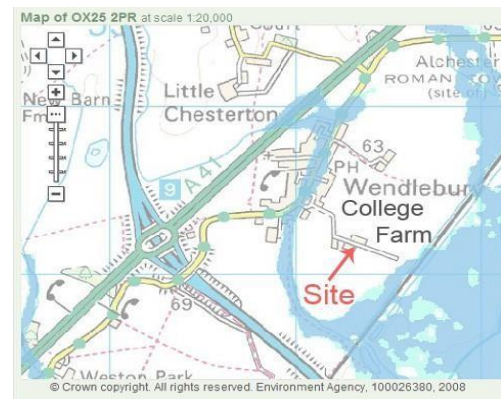
The village is well served by public transport, and facilities in the village are just a short walk away. The barn is accessed via the existing farm drive and there is ample of parking space adjacent to the barn. Four parking spaces have been annotated on the plan, but more could be accommodated if required.

## 1.6 Environmental Issues

The barn conversion will incorporate insulation to a level that will, collectively, be well in excess of current Building Regulations minimum standards, and there are features to minimise solar overheating and to facilitate passive ventilation.

## 1.7 Flood Risk

The site is outside any flood risk zone, see the Environment Agency map opposite. There will not be any additional surface water run off as the existing impermeable roof and hardstanding areas will not be changed.



## 1.8 Biodiversity

A bat inspection was carried out in May 2018 by Ecoconsult, and again in March 2020, and it was concluded that the barn is unsuitable for bats, so no further survey was appropriate. The ecologist has suggested that we fit bat boxes elsewhere on adjacent buildings so the proposal has a positive impact on biodiversity. See attached 2020 report in Appendix 2.

## 1.9 Structural Engineer

Structural Engineer's, AKS Ward of Oxford, were asked to inspect the building and to comment on its capacity to be converted without significant rebuilding. Their report is positive, and attached for reference. It is not proposed to replace any structural elements.

## 1.10 Planning Policies & Assessment

1.10.1 The site benefits from an existing current Class Q consent, 18/01089/Q56, which remains current until August 2021. This consent incorporates the necessary change of use and the development/construction work.

1.10.2 No pre-application enquiries have been made beyond those relating to 18/01089/Q56.

1.10.3 There were no objections relating to consultations for application for 18/01089/Q56.

1.10.4 Relevant Planning Policies:

### CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- PSD1 – Presumption in Favour of Sustainable Development
- BSC2 - The Effective and Efficient and Efficient Use of Land
- ESD1 - Mitigation and Adapting to Climate Change
- ESD10 - Protection and Enhancement of Biodiversity and the Natural Environment
- ESD15 - The Character of the Built and Historic Environment
- Villages 1 – Village Categorisation

### CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- H18 - New dwellings in the open countryside
- H19 - Conversion of buildings in the countryside
- C28 – Layout, design and external appearance of new development
- C30 - Design Control

### Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- Adapting Traditional Farm Buildings: Historic England (2017)
- Design Guide for the Conversion of Farm Buildings (Cherwell District Council 2002)
- **Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 (as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018).**

## APPRAISAL

The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area
- Residential amenity
- Highway safety
- Ecology

### Principle of development

Paragraph 11 of the National Planning Policy Framework (NPPF) states that decisions should apply a presumption of sustainable development. There are three dimensions to sustainable development, as defined in the NPPF, which require the planning system to perform economic, social and environmental roles. These roles should be sought jointly and simultaneously through the planning system.

The site is outside the Category 3 village of Wendlebury, so is effectively in 'open countryside', although the Class Q consent provides a current change of use for the building, which has no significant changes to its volume or scale.

Saved Policy H19 of the Cherwell Local Plan 1996 states that: *"Proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of the a settlement will be favourably considered provided:*

- i) The building can be converted without major rebuilding or extension and without inappropriate alteration to its form and character;*
- ii) The proposal would not cause significant harm to the character of the countryside or the immediate setting of the building;*
- iii) The proposal would not harm the special character and interest of a building of architectural or historical significance;*
- iv) The proposal meets the requirements of the other policies in the plan."*

The proposal doesn't conflict with any of these points, and the Class Q consent avoids the scheme conflicting with point iv), above.

### Design and impact on the character of the area

Government guidance contained within the NPPF towards achieving well-designed places states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. The NPPF goes on to note that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..

Paragraph 127 of the NPPF states that planning decisions should ensure that developments:

- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;



- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Policy ESD15 of the Cherwell Local Plan Part 1 states that: *“New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards.”*

Saved Policy C28 of the Cherwell Local Plan 1996 exercises control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context as well as compatible with existing buildings.

The position of the barn is clearly fixed within the context of the existing set of farm buildings, and its physical position is to the eastern edge of the set, abutting fields as well as the farmyard. The proposed use, design and layout of the building respond to both settings. The proposal as approved in 18/01089/Q56 satisfies the rigorous parameters as set out in the Class Q regulations, the changes proposed within this current application are very minor in the light of the Local Plan policies given the default Class Q consent as the background to this proposal.

The change providing the utility door instead of the window provide the practical connection to the farmyard. This practical connection to the farmyard in which it is located is likely to be a long term connection due to the nature of the farmyard context.

The scale of the building will not change, and it will sit comfortably within its context as it has done since its original construction. The increased use of timber cladding will soften the elevations.

The building is visibly shielded from inward views by the existing adjacent farm buildings on two sides and by semi mature planting and hedges on the other two.

The development would not cause harm to the character and appearance of the area and the wider landscape area. The development would result in a scheme that sits comfortably in this rural context and result in a minor improvement to the appearance of the site. The Class Q consent provides for the change of use for the site area that relates to 18/01089/Q56, the current proposal seeks to make a very modest extension of the footprint over which the change of use is granted, providing for an area of garden that is commensurate with a family home.

#### Residential Amenity

The impact on any residential amenity is negligible, the barn to the west has consent for conversion to provide two B&B units, a window from that barn conversion will face the west gable of the Finishing House Barn, but this will have obscured glazing. There are no impacts beyond those already assessed for 18/01089/Q56.

The changes proposed improve the residential amenity of the Finishing House Barn, by the improvement of the garden, to no detriment of the countryside or any other neighbouring amenity. The use of a log burner requires a flue, this will provide a substantial proportion of the heat to the house, using renewable fuel. The introduction of a separate outside door to the utility room provides

a practical solution to the differentiation between 'clean' area (ie front door and entrance hall) and the farm boots and coats area (ie the utility room). This undoubtedly improves the residential amenity of the house.

### Highway Safety

There are no impacts beyond those already assessed for 18/01089/Q56.

## **2.0 Conclusions**

2.1 The barn has a structure that is capable of conversion to form a dwelling without significant rebuilding, as verified by the structural engineer. It is not proposed to replace any structural elements.

2.3 It is clear that very good accommodation can be provided within the existing internal geometry of the building. The changes proposed improve the use of the building providing a better utilisation of this precious resource.

2.4 The proposal doesn't affect bats.

2.5 The proposal doesn't involve any additional works to the access and has no impact on traffic movements compared with 18/01089/Q56.

2.6 The Planning Statement of the approved 18/01089/Q56 sets out the parameters within which the proposal sits, satisfying Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 (as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018). The only changes to the approved design make a very insignificant alteration to the external geometry, and improve the appearance and practical use of the building and greatly improve the domestic curtilage through very modest changes.

It is respectfully suggested that this development should be considered to be acceptable, given that the development comprises a conversion of an existing rural building, that already benefits from a current Class Q consent as a fall back position. The development would not cause harm to the character and appearance of the area and would not cause harm to the amenity of neighbours. The development would not cause harm to highway safety or ecology and therefore the development should be considered acceptable.

Planned Approach Architects April 2020

## **3.0 APPENDICES**

### **3.1 Structural Engineer's Report**

By John Winterbottom of AKS Ward Ltd

### **3.2 Ecologist's Report**

By Robert Gray of Ecoconsult Ltd

### **3.3 Site photographs**

2<sup>nd</sup>-6<sup>th</sup> April 2020

### **3.1 Structural Engineer's Report**

By John Winterbottom of AKS Ward Ltd

Ref: X182391  
5<sup>th</sup> June 2018

Mr T Howard  
Planned Approach  
Larkhill Cottage  
College Farm  
Wendlebury  
OX25 2PR

Dear Tim

**Structural Assessment Report**  
**The Finishing House (former pig rearing barn), College Farm, Wendlebury, Oxon**

**Purpose of Report**

It proposed to develop an existing former pig rearing barn into residential accommodation for the purpose of a private dwelling. Under Class Q: Part 3 of Schedule 2 of the Town & Country Planning Order 2015, permission would be granted should the structure be able to be converted without the need for wholesale reconstruction. This report seeks to establish that, in the case of this Barn, this is entirely possible

The building was inspected on 15<sup>th</sup> May 2018

**Description of Structure**

The overall building footprint occupies a rectangular space of approximately 10m x 29m. The roof consists of a series of fabricated, Trada-style, timber trusses supporting timber purlins and corrugated fibre cement sheeting.

The roof structure bears on cavity blockwork walls having an approximate eaves height of 2.8m.

**Condition of Structure**

From a limited inspection of the roof void the primary trusses and purlins seem in reasonable condition although there are areas of water ingress. The cement sheeting will need replacing.

A general survey shows that the external blockwork envelope exhibits only a few minor, generally vertical cracks, extending from ground to eaves, often through the window zones. There were no evidence of subsidence related distress or distortion.

At the time of the inspection the foundations had not been exposed.

**Discussion**

Overall the structural fabric and elements of the building have stood the passage of time, although the roof finishes are looking tired.



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Ref: X182391  
5<sup>th</sup> June 2018  
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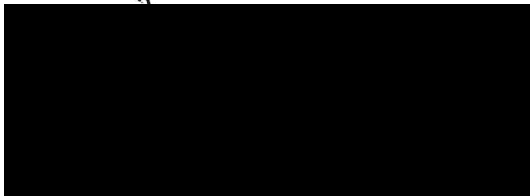
The blockwork cavity walls are generally plumb and show only signs of early-age drying shrinkage, which would have been inevitable as no movement joints were incorporated in the original build. The absence of undulation or vertical displacement of the bed joints would suggest that subsidence is not generally operational on the building. As such, at this stage, we see no need to carry out detailed assessment of the existing foundations.

As the roof sheeting will need to be replaced by a modern insulated product, it will be necessary to analyse the trusses and joints to confirm that they will adequately support the new loading. In general, it is likely that this will prove possible as additional loadings are likely to be less than the 0.15kN/m<sup>2</sup>, the difference in British Standard live load between the date when the building was erected and present day. Detailed design assessment will still however be needed.

#### **Conclusion & Recommendations**

In line with the above discussion and the initial inspection, we perceive no structural inadequacies that would render the building unfit for conversion. Construction details will be prepared in due course, at which time we will carry out the usual detailed inspection of trial pits next to foundations. Included in this will be a detailed survey of the timber trusses and joints, as well as consideration of overall lateral stability of the building volume and introduction of any additional bracing measures, cross walls as necessary, which, for example, may be provided by internal walls.

Yours sincerely



John Winterbottom  
Technical Director – Small Works  
For and on behalf of AKSWard Ltd

Enc. Building plan

### **3.2 Ecologist's Report**

By Robert Gray of Ecoconsult Ltd



# Bat Survey Report

## The Finishing Barn, College Farm, Wendlebury

April 2020

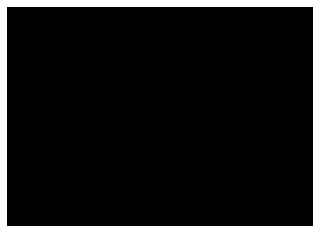
<b>Client details</b>	Planned Approach	Larkhill Cottage, College Farm, Wendlebury Bicester, Oxfordshire OX25 2PR	
<b>Date of Survey work</b>	31/03/2020	<b>Date of Report</b>	3 <sup>rd</sup> April 2020
<b>Version</b>	Ver 03.04.2020	<b>Author</b>	Robert Gray



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Signature of project supervisor



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# **1 Introduction**

## **1.1 Background to activity / development**

- 1.1.1 Ecoconsult Ltd has been commissioned by Planned Approach to carry out a bat survey and report to accompany a planning application.
- 1.1.2 There is a proposal to convert a modern agricultural barn (The Finishing Barn) at College Farm, Wendlebury, Oxfordshire. The barn had previously been used as a pigsty and is currently used for farm storage.

## **1.2 Summary of survey work**

- 1.2.1 A bat daytime inspection survey has been undertaken in March 2020 to inform this report.
- 1.2.2 Ecoconsult previously carried out a daytime bat inspection survey in May 2018 and July 2010.

## **1.3 Summary of findings**

- 1.3.1 A single old dropping of the size and appearance of pipistrelle bat was recorded in the western section of the barn. This was far less bat evidence than recorded in previous surveys conducted in 2018 and 2010.

## **1.4 Summary of conclusions**

- 1.4.1 Numbers and age of droppings indicate that pipistrelle bats occasionally forage/explore inside the barn. There is no evidence to suggest that the barn is currently being used as a bat roost.
- 1.4.2 No further bat survey work will be required.
- 1.4.3 A Natural England bat mitigation licence will not be required.
- 1.4.4 It is recommended that a bat box is erected on the exterior of an adjacent barn or tree to provide net gain for biodiversity.
- 1.4.5 Nesting birds have been recorded.

## 2 Survey and site assessment

### 2.1 Objectives of survey

2.1.1 The objectives of the survey were:

- to locate bats in occupation or signs of use of the buildings (recent and/or historical) and any other habitat feature which is likely to be affected by the proposals
- to ascertain the status of roosts, numbers of bats and species and
- to assess whether further survey work is necessary to meet the above objectives.

### 2.2 Surrounding landscape

2.2.1 The site is located 3 km to the southwest of Bicester in a rural location characterised by agricultural fields including both arable and pasture. An interconnected network of hedgerows supporting trees run along the field boundaries. The M40 motorway is located c.700m to the southwest of the farm. The site is located at SP 56328 19199.



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Figure 1: Site location (scale 1:50,000)

## 2.3 Structure description

### The Finishing Barn

- 2.3.1 The barn is a disused pig sty which is currently used for farm storage (see Plate 1 below). The barn has a pitched corrugated cement/asbestos roof with 3 large vents on the ridge (see Plate 2 below). In some places ridge sections are missing. The walls have been constructed using concrete blocks with timber cladding on the east and west elevations (see Plate 2 below). Numerous timber boards are missing on the east elevation (see Plate 2 below) providing access to the interior loft void and promoting high light levels and a draughty internal environment. Large open access is available on the southern elevation via open barn door entrance with additional access via windows (see Plate 2 below). Occasional open cobweb shrouded gaps are present on the southwest elevation around window frames, they do not provide suitable potential bat roosting habitat.
- 2.3.2 The barn includes a loft void running the length of the roof space with a single internal partition wall with large enough holes/gaps to consider the void as a single void (see Plate 3 below). Roof timbers are close fitting and cobwebbed with no potential roosting features for bats. No ridge-beam is present. Missing ridge sheets and missing timber boarding on gable walls promotes a draughty internal environment with relatively high light levels (see Plate 3 below).
- 2.3.3 The Finishing Barn has negligible potential to support roosting bats.





Plate 1: Internal section of barn



Plate 2: External view including timber boarding and open doorway



Plate 3: Loft void with high light levels

### 3 Methodology

#### 3.1 Phase 1 surveys: daytime inspection survey

3.1.1 A daytime survey of the building was carried out on 31<sup>st</sup> March 2020.

3.1.2 The daytime survey followed *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (2016).

3.1.3 A thorough search was made of the building(s) including all accessible areas and crevices for bats, their droppings, food remains or characteristic grease marks at potential exit/entrance points. The exterior of the buildings was searched, paying particular attention to window ledges or pipes where droppings can gather undisturbed, and under potential access points such as loose tiles and gaps between boarding.

3.1.4 Equipment for daytime inspection included:

- 8x32 close-focussing binoculars
- Cluson SM126 Smartlite heavy duty rechargeable torches
- fibre-optic endoscope (video inspection system: KC-150a)
- long ladder, 3 section extension (9.17m)
- telescopic ladder (3.8m)
- digital camera

3.1.5 Signs of bat activity searched for included:

- Droppings - these typically contain fragments of insect exoskeleton and crumble to dust (unlike those of small rodents, which typically become hard). Bat droppings will stick to surfaces including walls, windows and window ledges. Droppings may also become caught in spider webs below a roost site or feeding perch.

- Feeding remains - these include the discarded wings of flying invertebrates, which may accumulate under a well-used feeding perch. Some species, such as the brown long-eared bat have seasonal preference for moths of the noctuid family. Hence the accumulated wings of these moths commonly identify this bat as being present.
- Oil staining - the fur of bats may leave an oily residue on surfaces close to occupied roost sites and access/egress points.
- Smell – most bat species have an identifiable aroma while certain species, such as the noctule, are noted for their “smelly roosts” due to urine scent marking activity.
- Daytime vocalisations - these are most pronounced at larger roost sites during periods of hot weather.
- Absence of cobwebs - a well-used bat roost and its access points are typically clear of cobwebs.
- Scratching - scratch marks produced by the claws of many bats may be apparent close to the access point for a well-used roost.
- Dead bats.
- Tracks in dust.

Table 1: Timings and conditions of phase 1 bat surveys

Date	Timings	Structure reference / location	Weather
31/03/2020	Start: 09:30 Finish: 11:00	The Finishing Barn	11 °C No rain Light air (Beaufort 1) 10% cloud

### 3.2 Personnel

#### 3.2.1 A daytime survey of the building was carried out by the following surveyor.

Robert Gray is a Senior Ecologist at ecoconsult with a BSc (Hons) degree in Conservation and Environment. He has carried out bat surveys since 2006 and has extensive experience in ecological survey and monitoring techniques, protected species survey, mitigation and licensing and ecological clerk of works work. He holds the following Natural England licences:

- Natural England Licence to disturb and take bats for the purposes of science and education or conservation bat survey licence (no. 2015-12641-CLS-CLS).
- Natural England Level 1 Licence to survey great crested newts for scientific (including research) or educational purposes (no. 2015-18636-CLS-CLS).

### 3.3 Constraints

#### 3.3.1 The survey followed current best practice guidelines with an appropriate level of survey effort. Observation of the loft void was via open loft hatches in three locations. Observation from loft hatches was considered sufficient to assess the potential for bats to use the void.

## **4 Survey results**

### **4.1 Pre-existing information on the bat species at the survey site**

- 4.1.1 Surveys conducted in May 2018 and July 2010 by Ecoconsult Ltd concluded that bats did not roost in The Finishing Barn. Pipistrelle and brown long-eared bats had used the barn for foraging/exploring.

### **4.2 Phase 1 bat inspection survey**

#### The Finishing Barn

- 4.2.1 A single old dropping of the size and appearance of pipistrelle bat was recorded stuck to a storage item on the interior ground-floor of the barn (see Figure 2 below).
- 4.2.2 The level of bat evidence recorded in the barn was far less than during surveys conducted in 2018 and 2010 (see Figure 2 below).
- 4.2.3 No evidence of bats was recorded on the exterior of the building.

### 4.3 Summary of results

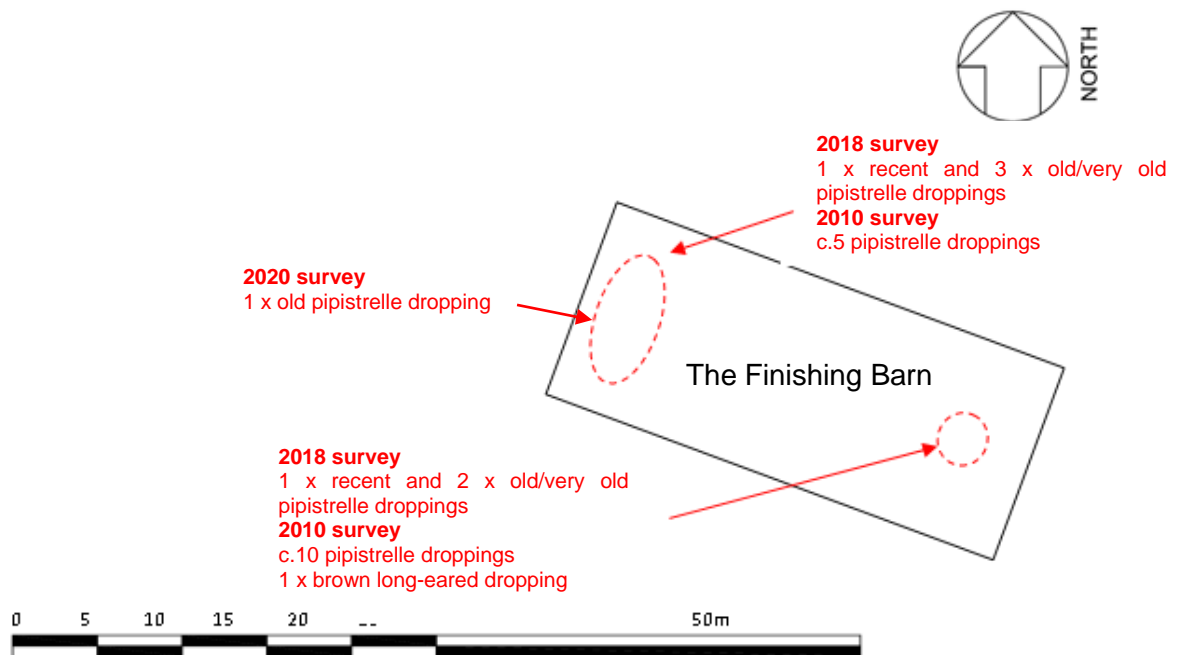


Figure 2: Location of recorded bat evidence



## 5 Conclusions and recommendations

### 5.1 Conclusions

- 5.1.1 No evidence of roosting bats was recorded in The Finishing Barn at College Farm, Wendlebury.
- 5.1.2 The barn has negligible potential to support roosting bats and no further summer bat dusk emergence or dawn re-entry surveys will be required.
- 5.1.3 Should any bats be discovered during any works (or suspicion arise about the possible presence of bats, for instance in a timber joint, cavity, behind felt etc), that work will cease immediately and a licensed consultant employed to establish bat presence or otherwise and to advise as necessary.

### 5.2 Natural England bat mitigation licence

- 5.3 A Natural England bat licence will not be required prior to works.

### 5.4 Note regarding nesting birds

- 5.4.1 Nesting birds including swallow were recorded in the barn.
- 5.4.2 Nesting birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). Disturbance to nesting birds can be avoided by carrying out works and/or by excluding birds from suitable nest sites outside the main nesting season. The main nesting season is generally March to August inclusive. However, birds may nest outside the main nesting period, in which case, works that would result in nest disturbance will cease until birds have fledged.

### 5.5 Recommendations

- 5.5.1 The National Planning Policy Framework states that the planning system should minimise impacts to biodiversity and provide net gains in biodiversity where possible.
- 5.5.2 The following enhancements are recommended
  - One Schwegler 1FF bat box (or similar) to be erected on the exterior southern wall of one of the adjacent farm buildings or suitable tree within 20m of the barn.

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## Appendix A: Legislation

All bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and by The Conservation of Habitats and Species Regulations 2017. Further enforcement has been provided by The Countryside and Rights of Way Act 2000. Regulation 43(1) of The Conservation of Habitats and Species Regulations 2017 states:

*43(1) A person who—*

- (a) deliberately captures, injures or kills any wild animal of a European protected species,*
  - (b) deliberately disturbs wild animals of any such species,*
  - (c) deliberately takes or destroys the eggs of such an animal, or*
  - (d) damages or destroys a breeding site or resting place of such an animal,*
- is guilty of an offence.*

*(2) For the purposes of paragraph (1)(b), disturbance of animals includes in particular any disturbance which is likely—*

*(a) to impair their ability—*

- (i) to survive, to breed or reproduce, or to rear or nurture their young, or*
- (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
- (b) to affect significantly the local distribution or abundance of the species to which they belong.*

Works that would result in an offence require a licence from Natural England. Proposals must satisfy the following tests of a Natural England development licence.

Licences may be granted under:

- *Regulation 55(2)(e), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; or*
- *Regulation 55(2)(f) for the purpose of preventing the spread of disease; or*
- *Regulation 55(2)(g) for the purpose of preventing serious damage to livestock, foodstuffs for livestock, crops, vegetables, fruit, growing timber or any other forms of property or to fisheries;*

subject to Natural England being satisfied that the application additionally meets:

- *Regulation 55(9)(a) that there was no satisfactory alternative; and*
- *Regulation 55(9)(b) that the action was not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*

Section 99 of ODPM Circular 06/2005 states:

*'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations, before permission is granted.'*

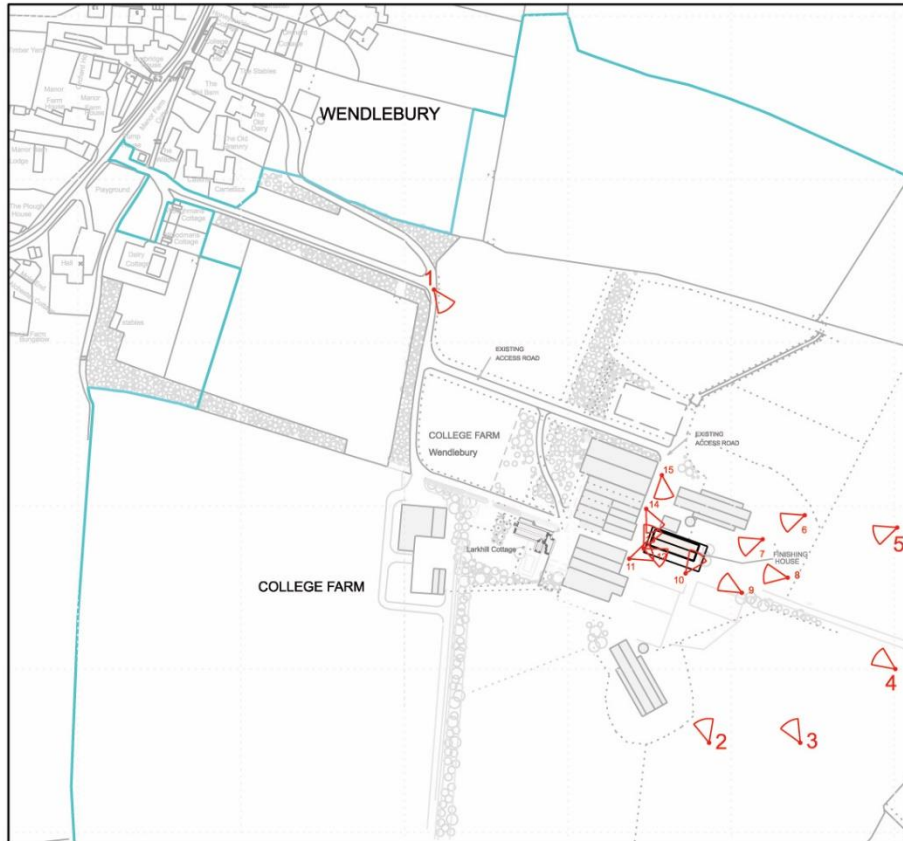
The Natural Environment & Rural Communities Act, 2006 (NERC Act) introduced a duty for all public authorities in England and Wales to have regard to the conservation of biodiversity in exercising their functions. Bats are Species of Principal Importance as defined in the NERC Act.

### **Nesting birds**

Nesting birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). Birds included in Schedule 1 of the Act (including barn owl) receive special protection.

### 3.3 Site photographs

2<sup>nd</sup>-6<sup>th</sup> April 2020



LOCATION PLAN 1:2500

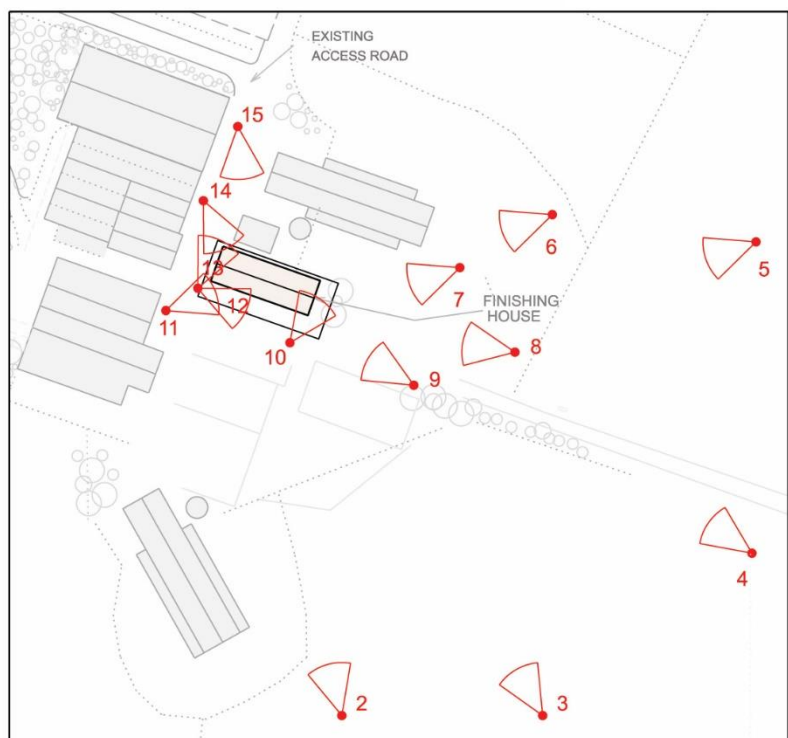




Photo 1



Photo 2





Photo 3



Photo 4





Photo 5



Photo 6





Photo 7



Photo 8





Photo 9



Photo 10





Photo 11



Photo 12





Photo 13



Photo 14



Photo 15

