Lowans Ecology & Associates
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Ecological Impact Assessment (EcIA) for Ash Barn, Gurston Farm, Broad Chalke, Salisbury, Wiltshire SP5 5HR

Prepared for: Mr E Dyke of Symonds & Sampson LPP on behalf of Messrs Hitchings
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1 Executive summary

Survey date: 9/01/2023
Grid reference: SU 01538 26798

Protected sites:
The site lies within Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The site lies within the Impact Risk Zones for Knapp and Barnett's Downs Sites of Special Scientific Interest (SSSI). The LPA should therefore consult Natural England on the likely risks that the application may have on the protected sites. The site lies adjacent to Deciduous woodland Priority Habitat.

Data search:
Wiltshire and Swindon Biological Records Centre (WSBRC) hold no records for the site. The following records are held within a 2km radius of the site:- Amphibians (smooth newt, common frog and great crested newt), Birds (barn owl), reptiles (slow worm, grass snake, adder and common lizard).

Habitats:
The barn is set on compacted scalpings, with some rudimental plants. No notable species were found to be present. The northeast, southeast and northwest boundaries of the application site are open. The southwest boundary is lined with a barb wire fence and metal gate. The site lies adjacent to Deciduous woodland Priority Habitat.

Bats:
No evidence of bats were found within the barn. Bats are not considered to be present within the barn. Preventative mitigation measures and enhancement will be required to ensure no adverse effects/long-term impact on bats due to this development.

Barn owl:
There is a barn owl box at the southwest end of the barn. Twenty six barn owl pellets, white streaks and feathers were found within the barn. The pellets were a mixture of recent (less than six months) and older. No live or dead barns owls were found. The status of barn owl in the barn falls into the category of ‘nest site’, Appendix C - Table 1. Conditions 1, 2, 3 and 4 will be adhered to. Preventative mitigation measures and enhancements will be required to ensure no adverse effects/long-term impacts on barn owls due to this development.

Nesting birds:
No evidence of nesting birds were found within the barn. Preventative mitigation measures will be required to ensure no adverse effects/long-term impact on nesting birds due to this development.

Badger:
No evidence of badger (commuting paths, snuffle holes, latrines, holes or setts) were found within the application site. Badger are considered to be absent from the application site, there will be no adverse impacts on badger.

Reptiles:
The site comprises predominantly of harding standing with some rudimental plants, although the site lies adjacent to a parcel of deciduous woodland, the surrounding land is cultivated for agricultural crops. The site provides a sub-optimal habitat for reptiles. Reptiles are therefore considered absent from the site, there will be no adverse impacts on reptiles due to the proposed work.

Amphibians:
MAGIC, OS and Google maps show no ponds within a 500m radius of the site. There are no ponds within the site. The site comprises predominantly of harding standing with some rudimental plants. The site provides a sub-optimal habitat for amphibians. Amphibians are therefore considered absent from the site, there will be no adverse impacts on amphibians due to the proposed work.

Dormice:
Although there is some hazel within the adjacent woodland, it is predominantly English oak, there is no understorey. There is no suitable habitat within the application site that could be used by dormouse. Dormice are therefore consider absent from the site, there will be no adverse impacts on dormice due to the proposed work.

Mitigation/Enhancements:
Subject to the mitigation set out in section 6, the proposed development will not have an adverse ecological impact. The recommendations in section 6 will be conditioned as part of the planning application and will be adhered to.

Surveyor:
Louise Lowans (Natural England Licences: Bat 2015-16733-CLS-CLS. Barn Owl CL29/00005. Dormouse 2016-21322-CLS-CLS.

2 Introduction

2.1 Background

Lowans Ecology & Associates were commissioned, by Mr E Dyke of Symonds & Sampson LPP on behalf of Messrs Hitchings to carry out an Ecological Impact Assessment (EcIA) for the application site prior to the proposed planning application.

2.2 Field survey

The aim of the ecology survey (extended Phase 1) was to confirm the presence/absence of; any protected/ notable plant or animal species, any suitable habitats for protected species, such as bats, badgers, reptiles, nesting birds, amphibians, barn owl, dormouse and/or any protected habitats on the site and provide mitigation and/or enhancement as appropriate.

The site was assessed for species and/or habitats protected by the Wildlife and Countryside Act 1981 (as amended), The Protection of Badgers Act 1996, The Hedgerow Regulations Act 2007, The CROW Act 2000 and the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019. Species and habitats of principal importance and general biodiversity interest of the site (Natural Environment and Rural Communities Act 2006) were also considered. Surveys were carried out following all relevant guidelines (refer to Section 7 References).

Local Planning Authorities are required to take into account nature conservation issues, incl. species and habitats protected under the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019 and The Wildlife and Countryside Act 1981 (as amended) when making planning decisions. Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework 2019 (NPPF)) and to have regard to conserving biodiversity, which includes restoring and enhancing a population or habitat under the Natural Environment and Communities Act 2006 (NERC 2006)).

The remit of the ecologist is to recommend a course of action that; a) protects the interest of the European Protected Species and other protected species, b) protects the owners and their agents from committing an offence under the legislation and is the best course of action for primarily the welfare of the protected species, but with some regard to the implementation of the owners' project.

2.3 Report

The aim of the report is to clearly set out the results of the survey, highlighting any effects of the proposed development on any protected species or habitats suitable for protected species on or adjacent to the site and provide mitigation and/or enhancement as appropriate.

2.4 Site location

The site is situated to the north of Broad Chalke, SU 01538 26798. Appendix A - Plan 1.

2.5 Site description

The site comprises of a barn and workshop set in 1ha of land. This includes the access track that runs from the barn, through the farm, to High Lane.

The northeast, southeast and northwest boundaries of the application site are open. The southwest boundary is lined with a barb wire fence and metal gate. All of the boundaries of the site lie adjacent to land within the curtilage of Gurston Farm. The northeast and southwest boundaries of the application site lie adjacent to agricultural land. The southeast and southwest boundaries lie adjacent to Deciduous Woodland Priority Habitat.

The barn is constructed of steel girders, it has a pitched corrugated iron sheet roof. The northeast and southeast elevations comprise of corrugated iron sheets. The northwest elevation is open. The southwest elevation is constructed of concrete blocks. Attached to the southwest elevation is a single storey section, it has a mono pitched corrugated iron sheet roof, with concrete block walls and corrugated iron sheets. It is accessed via an opening on the southwest elevation. Appendix A - Plans 2 and 3. Appendix B - Figures 1 to 5.

2.6 Description of proposal

It is proposed to apply for planning permission to convert the barn into a holiday let. Appendix A - Plans 4 and 5.

3 Method

3.1 Desk study

3.1.1 Protected and other notable sites

The location was checked for habitats protected under the Wildlife and Countryside Act 1981 (as amended), and other habitats that could be County Wildlife sites or Biodiversity Action Plan habitats using the Multi-Agency Geographic Information for the Countryside (MAGIC) Defra website.

3.1.2 Data search

A 2km data search has been requested from Wiltshire and Swindon Biological Records Centre.

3.1.3 Zone of Influence

The study area encompassed the Zone of Influence of the project. The Zone of Influence is defined as "... the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities" (CIEEM, 2018).

The Zone of Influence of the project encompasses different areas in respect of each important ecological feature depending on its location and sensitivity, and the spatial extent of the relevant biophysical change (e.g. light, noise, habitat loss).

However, the majority of the activities and resultant biophysical changes are unlikely to have an effect beyond the site and the immediate surrounding area. The exceptions to this include birds and bats due to their highly mobile nature, potentially 5-7km for birds and up to 6km for bats (based on Bat Conservation Trust Core Sustenance Zones, 2020), and activities such as uncontrolled discharges of pollutants, changes to ground and surface water drainage, air pollution and the increased demand for recreational activities when the site is occupied, which might extend beyond the immediate surroundings of the site in some instances; for the majority of designated sites in the area this is up to 5km.

Therefore, the Zone of Influence, and the study area, is broadly considered to extend across the site or just beyond the site boundary in most cases and potentially up to or exceeding 5km with regards to designated

3.2 Date of survey

The date and time of the survey were recorded.

3.3 Weather conditions

The weather conditions were recorded.

3.4 Limitations of survey

Limitations that may affect the overall survey result were recorded.

3.5 Survey scope

This report includes surveys for the wildlife detailed below (as habitats were not present, or were not deemed suitable, for other species):

Survey Scope: habitats, bats, barn owl, nesting birds, badgers, reptiles, amphibians and dormice

3.5.1 Habitats

The site was surveyed for important vegetation communities such as unimproved grassland, ancient woodland or hedges (that might be protected under the Hedgerow Regulations Act) and water features.

Hedgerow Regulations

Hedges were surveyed for features cited in the Hedgerow Regulations Act, namely features such as up to 7 woody species, presence of woodland plants, a ditch, bank, links to other hedges etc.

3.5.2 Bats

3.5.2.1 Daytime building surveys

A building survey was conducted, it investigated the status of bats by assessing the building's suitability for bat roosts and places of rest for bats.

This was achieved by:
Checking external walls, soffits, roof coverings, internal spaces, lofts, beams, ledges, window sills, floors, holes and cavities etc. that display use by bats - regular use is demonstrated by staining, droppings and worn surfaces.

3.5.2 Bats - Daytime survey trees
The trees within the development area were assessed for potential roost features (PRF's). PRF's that may be used by bats include: woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks and splits (such as frosting cracks) in stems or branches, partially detached platey bark, knot holes arising from naturally shed branches or branches previously pruned back to the branch collar, man made holes or cavities created by branches tearing out from parent stems, cankers (caused by localised bark death) in which cavities have developed, other hollows or cavities including butt-rots, double leaders forming compression forks with included bark and potential cavities, gaps between overlapping stems and branches, partially detached ivy with stem diameters in excess of 50mm, bat, bird or dormice boxes.

3.5.3 Barn owl
The following features were used to assess the building's suitability for nesting barn owl *Tyto alba*. Size, openings, ledges, old nest sites, white streaks from droppings and regurgitated pellets and any evidence of current use was noted. Barn owls have distinctive feathers and pellets enabling accurate identification. Nesting can be confirmed by a build-up of pellets, droppings and feathers from nestlings.

3.5.4 Nesting birds
The buildings and site were surveyed for signs of nests of swallows, house sparrows and other birds as building works should not conflict with bird breeding seasons.

3.5.5 Badgers
The site was searched for the following signs of badger *Meles meles:* tracks, hair on fences, feeding holes, latrines, scratching posts and setts.

3.5.6 Reptiles
The site was assessed for its potential to support fully protected reptiles and common reptiles, positive features being open undisturbed habitats, sandy banks, tall sward grassland and permanent scrubby areas.

3.5.7 Amphibians
The site was assessed for ponds and ditches that could be used by amphibians.

3.5.8 Dormouse
The site was assessed for its potential to support hazel dormouse *Muscardinus avellanarius.*

3.6 Field equipment
Equipment available for use during the survey included. Maglite (LED bulb) torch, ladders, Snap-On endoscope, binoculars, compass, notebook, pen, chest waders, Echo Meter EM3+ bat detector, Echo Meter Touch Pro and Kaleidoscope software for data analysis.

3.7 Details of surveyor
Louise Lowans BSc. (Hons), MCIEEM. Director and Principal Ecologist of Lowans Ecology & Associates. Ecologist for over 20 years. Natural England Licences held Bat Licence 2015-16733-CLS-CLS. Dormouse 2016-21322-CLS-CLS. Barn Owl CL29/00005.

4 Results and discussion

4.1 Protected and other notable sites

The site lies within Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The site lies within the Impact Risk Zones for Knapp and Barnett's Downs Sites of Special Scientific Interest (SSSI). The LPA should therefore consult Natural England on the likely risks that the application may have on the protected sites. The site lies adjacent to Deciduous woodland Priority Habitat.

The site lies within 1km of the following protected and notable sites:-

- Knapp and Barnett's Downs SSSI
- Lowland calcareous grassland Priority Habitat
- Deciduous woodland Priority Habitat
- Fifield Ashes Ancient & Semi-Natural Woodland

The site lies within 5km of the following protected and notable sites:-

- Prescombe Down National Nature Reserves (NNR), SSSI and Special Areas of Conservation (SAC)
- Burcombe Down SSSI
- Teffont Evias Quarry / Lane Cutting SSSI
- Dinton Quarry SSSI
- River Avon System SSSI and SAC
- Knapp and Barnett's Downs SSSI
- Knighton Downs & Wood SSSI
- Bowerchalke Downs SSSI
- Dinton Railway Cutting SSSI

4.1.2 Data search

Wiltshire and Swindon Biological Records Centre (WSBRC) hold no records for the site. The following records are held within a 2km radius of the site:- Amphibians (smooth newt, common frog and great crested newt), Birds (barn owl), reptiles (slow worm, grass snake, adder and common lizard).

4.2 Date of survey

9/01/2023 at 10.30 hours.

4.3 Weather conditions

The weather conditions were dry with 40% cloud cover. The air temperature was 6˚C. The wind measured 4on the Beaufort scale.

4.4 Limitations of survey

There were no limitations to the survey.

4.5 Survey scope

4.5.1 Habitats

The barn is set on compacted scalpings, with some rudimental plants. Using the DAFOR scale the species are listed in Appendix C - Table 1. No notable species were found to be present. The northeast, southeast and northwest boundaries of the application site are open. The southwest boundary is lined with a barb wire fence and metal gate.

4.5.2 Bats

4.5.2.1 Daytime building surveys

WSBRC hold no records of bats within a 2km radius of the site. The barn has high levels of natural. There are no crevices that could be used by crevice dwelling bats. No live or dead bats or signs of bats, staining, scratch marks, bat droppings or feeding remains were found. Appendix B - Figures 6 and 7.

4.5.2.2 Daytime survey trees

The trees have no PRF’s. All of the trees will be retained.

4.5.2.3 Interpretation of survey results

The barn has no potential to be used by bats. Preventative mitigation measures and enhancement will be required to ensure no adverse effects/long-term impact on bats due to this development.

4.5.3 Barn owl
WSBRC hold 32 records of barn owl recorded within a 2km radius of the site. The records were recorded between 2006 and 2021.

There is a barn owl box at the southwest end of the barn. Twenty six barn owl pellets, white streaks and feathers were found within the barn. The pellets were a mixture of recent (less than six months) and older. No live or dead barns owls were found. Appendix B - Figures 7 to 10. The status of barn owl in the barn falls into the category of 'nest site', Appendix C - Table 2. Conditions 1, 2, 3 and 4 will be adhered to. Preventative mitigation measures and enhancements will be required to ensure no adverse effects/long-term impacts on barn owls due to this development.

4.5.4 Nesting birds
No evidence of nesting birds were found within the barn. Preventative mitigation measures and enhancement will be required to ensure no adverse effects/long-term impact on nesting birds due to this development.

4.5.5 Badger
WSBRC hold no records of badger within a 2km radius of the site. No evidence of badger (commuting paths, snuffle holes, latrines, holes or setts) were found within the application site. Badger are considered to be absent from the application site, there will be no adverse impacts on badger.

4.5.6 Reptiles
WSBRC hold no records for the site. The following records are held within a 2km radius of the site:-

Slow-worm
Five records of slow worm recorded in 1 x 1978, 1 x 2019 and 3 x 2021.

Grass snake
1 record of grass snake recorded in 1976.

Adder
Three records of adder recorded in 1 x 1960, 1 x 1979 and 1 x 2020.

Common lizard
Two records of common lizard recorded in 1993 and 2021.

The site comprises predominantly of harding standing with some rudimental plants, although the site lies adjacent to a parcel of deciduous woodland, the surrounding land is cultivated for agricultural crops. The site provides a sub-optimal habitat for reptiles. Reptiles are therefore considered absent from the application site, there will be no adverse impacts on reptiles due to the proposed work.

4.5.7 Amphibians
WSBRC hold no records for the site. The following records are held within a 2km radius of the site:-

Smooth newt
Four records of smooth newt recorded in 3 x 1955 and 1 x 1960.

Common frog
Two records of common frog recorded in 1937 and 1969.

Great crested newt
Three records of great crested newt recorded 1960.

MAGIC, OS and Google maps show no ponds within a 500m radius of the site. There are no ponds within the site. The site comprises predominantly of harding standing with some rudimental plants. The site provides a sub-optimal habitat for amphibians. Amphibians are therefore considered absent from the site, there will be no adverse impacts on amphibians due to the proposed work.

4.5.8 Dormouse
WSBRC hold no records for the site and no records within a 2km radius of the site.

Although there is some hazel within the adjacent woodland, the woodland is predominantly English oak, there is no understorey. There is no suitable habitat within the application site that could be used by dormouse. Dormice are therefore consider absent from the site, there will be no adverse impacts on dormice due to the proposed work. Preventative mitigation measures will be required to ensure no adverse effects/ long-term impact on dormice due to this development.

5 Legislation

5.1 Bats

Bats and their places of rest are fully protected under UK and European Law. Within the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019, it is stated that it is illegal to intentionally damage, destroy or obstruct access to any place that a bat uses for shelter, including during the process of a development, unless a Natural England European Protected Species Licence (EPSL) has been granted.

Advice from Natural England is that a licence **is** needed if the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is **reasonably likely** to result in an offence under Regulation 41; or

If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is **reasonably unlikely** to result in an offence under Regulation 41 then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If they are found then work should cease and an application be made to Natural England.

Regulation 41 states that

(1) A person commits an offence if he—
(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,

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.

(2) It is an offence for any person—
(a) to be in possession of, or to control,
(b) to transport,
(c) to sell or exchange, or
(d) to offer for sale or exchange.

5.2 Barn owl

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing and injuring. This also includes protection from damage, destruction or taking of a nest, eggs or young whilst the nest is in use or being built. Barn owls receive additional protection through being listed on Schedule 1 of the Act, which gives them special protection. It is illegal to undertake any work which could cause disturbance to breeding barn owls at or near the nest site. Anyone who could reasonably be expected to know that something they are about to do may disturb breeding barn owls, and fails to check whether barn owls are present, may be guilty of an offence under the Countryside and Rights of Way Act 2000.
It is an offence to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage or destroy an wild barn owl nest whilst in use or being ‘built’ (barn owls do not ‘build’ a nest they make a scrape).
- Intentionally take or destroy a wild barn owl egg.
- Have in one’s possession or control a wild barn owl (dead or alive), or egg, (unless one can show that it was obtained legally).
- Intentionally or recklessly disturb any wild barn owl whilst ‘building’ a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls

5.3 Nesting birds
All birds, their nest and eggs are protected by the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird. It is an offence to intentionally take, damage or destroy the eggs, young or nest whilst it is being built or in use or prevent parent birds access to their nests.

5.4 Badgers
Badgers are protected under the Protection of Badgers Act 1992. It is illegal to: willfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so; to intentionally or recklessly interfere with a badger sett by damaging or destroying it; to obstruct access, or any entrance of, a badger sett and to disturb a badger when it is occupying a sett.

5.5 Reptiles
Reptiles are protected under Schedule 2 of the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019 and Schedule 5 and 6 of the Wildlife and Countryside Act 1981 (as amended).

5.6 Amphibians
Great Crested Newt *Triturus cristatus* and Natterjack Toad *Bufo calamita*
The Great Crested Newt and Natterjack Toad and their respective habitats are fully protected under Schedule 5 (Section 9) of the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019. It is illegal to kill, injure, capture, handle or disturb them, and the places they use for breeding, resting, shelter and protection are protected from being damaged or destroyed. They are both UK Biodiversity Action Plan priority species.

Great crested newts are also protected by the Protection of Animals Act 1911 and under the Abandonment of Animals Act 1960.

Common amphibians
The more common British amphibians, i.e. common frog *Rana temporaria,* common toad *Bufo bufo*, smooth newt *Lissotriton vulgaris* and palmate newt *Lissotriton helveticus* are protected only by Section 9(5) of the Wildlife and Countryside Act 1981. This section prohibits sale, barter, exchange, transporting for sale and advertising to sell or to buy, and is not relevant to this situation.

Common toad is now a UK Biodiversity Action Plan Priority Species and Species of Principle Importance in England (Section 41 of the Natural Environmental and Rural Communities Act 2006 (NERC)).

5.7 Dormice
Dormice are fully-protected against killing, capture, injury and disturbance, and their habitats are protected against damage, destruction or obstruction, under the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended). Without a licence it is an offence for anyone to deliberately disturb, capture, injure or kill them. It is an offence to damage or destroy their breeding or resting places, to disturb or obstruct access to any place used by them for shelter. It is also an offence to posses, or sell a wild dormouse.

5.8 Western European Hedgehog
The hedgehog is a Priority Species for conservation action under the UK Biodiversity Action Plan and protected from harm in the UK under Schedule 6 of the Wildlife and Countryside Act 1981 and the NERC Act 2006, the hedgehog is categorised as a ‘Species of Principal Importance’ for biodiversity.

6 Recommendations, precautionary mitigation measures and enhancements

National Planning Policy Framework sets out national planning policies on the protection of biodiversity and geological conservation. Circular 06/05 (DEFRA 01/05): Biodiversity and Geological Conservation: Statutory Obligations and Their Impact within The Planning System provides administrative guidance on application of the law in England relating to planning and nature conservation.

The following recommendations will be conditioned as part of the planning application and will be adhered to.

6.1 Bats

1. There are no timing constraints to when the work is carried out.

2. As an enhancement to the site a bat box will be erected, on the south or west aspect of one of the oak trees adjacent to the site. The box will be at least 2m above the ground, with a clear flight path to the entrance. Appendix B - Figure 13.

3. General purpose bat box suitable for trees Appendix B - Figure 14.

4. No security lighting will be placed above or below the bat box. Any security lighting will be low level and will be on timers so that the level of light pollution is kept to a minimum.

5. The lighting within the site will adhere to the following:

   a) lighting will be directed to where it is needed through the design of the luminaire and by using accessories such as cowls or hoods,
   b) lights will not be on constantly throughout the night creating dark periods to allow bats to continue foraging without light spill affecting them, the woodland boundaries will not be lit,
   c) the lighting scheme will adhere to the latest guidance, as detailed in Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the built environment series, Bat Conservation Trust (London) & Institution of Lighting Professionals (Rugby) (2018),
   d) there must be no increase in light and light levels must be below 0.5 lux.

6.2 Barn owl

1. The status of barn owl in the barn falls into the category of ‘nesting site’, Appendix C - Table 2. Conditions 1, 2, 3 and 4 will be adhered to.

2. The barn and barn owl box will be checked at least two months prior to the start of the proposed work to ascertain whether barn owls have increased their use of the site.

3. A barn owl box, suitable for trees, will be erected in one of the adjacent oak trees. The box will be erected, at least 30 days before the proposed work starts. The box will be erected so that it faces open countryside. It can be bought ready assembled from the Barn Owl Trust. The ecologist will advise of the precise location. Appendix B - Figure 12.

4. Barn owl box for trees. Appendix B - Figure 14.

5. In addition permanent provision for barn owls will be built into the barn.

6. The barn owl roost within the barn will be located at the east end of the barn. Dedicated area = The floor area of nest chamber: absolute minimum 0.4m^2 (e.g. 500mm x 800mm or 400mm x 1m), ideal size is 1m^2 (1 metre x 1 metre). Note: the ideal depth for Barn Owls is at least 1 metre which should be achieved wherever space permits. Appendix A - Plans 6 and 7.

7. Depth from bottom of entrance hole to floor of nesting area will not be less than 450mm provided that there will definitely be an easy-to-grip external exercise platform for fledglings to stand on outside the owl hole.

8. Stone, brick and timber are all suitable materials. Although owls are not destructive and seem unharmed by soft insulation materials, these are best avoided.

9. Owl hole access dimensions: Owl hole minimum size: 100mm wide x 200mm high, optimum size 130mm x 250mm, maximum size 200mm x 300mm. The entrance will slope slightly upwards to prevent rain ingress. (Access can be through the slope of the roof on the north elevation).

10. The bottom of the hole will not have any sharp edges or narrow gaps in which a toe or talon could get caught.

11. Where necessary there can be a 'tunnel', minimum 150mm wide x 200mm high, between the hole and the nest space.

12. A grippable external landing platform will be provided (e.g. stone or slatted timber) below the owl hole to provide an exercise platform for emerging owlets. The platform will be at least 250mm x 500mm wide with a grippable raised edge.

13. A lockable access door a minimum of 400mm by 400mm will be provided to allow the nest chamber to be cleared out every 3 to 4 years. The access should permit all or most of the nest space floor to be reached by hand. The access hatch will ideally be accessible from the building interior.

14. The roost will be boarded out and will be insulated against condensation, noise and heat loss.

15. No external lighting will be placed directly above or below the access point into the barn owl roost.

16. It is also recommended that within the site at least a 2m strip of land adjacent to one of the hedgerows, is kept longer as a strip of rough grassland, with a litter layer of at least 7cm to increase the field vole population for owls. The strip of the land should be cut on rolling programme every two to three years. Appendix B - Figure 15. Details on creation of rough grassland.

17. If barn owls are found within the barn during the proposed please stop work within the vicinity of the barn owl and contact the ecologist for advice 07983 664173.

6.3 Nesting birds

1. Vegetation will be cut back between 1st September and 28th February so as to avoid the bird nesting season.

6.4 Badgers

1. If badgers or signs are badgers are found during the proposed development work. Work in the local vicinity will stop and Lowans Ecology and Associates (07983 664173) contacted immediately for advice.

6.5 Reptiles

1. Vegetation within the site will be maintained as short sward (less than 10cm in height) up until and during the build).

2. If reptiles are found during the proposed development work. Work in the local vicinity will stop and Lowans Ecology and Associates (07983 664173) contacted immediately for advice.

6.6 Amphibians

1. Vegetation within the site will be maintained as short sward (less than 10cm in height) up until and during the build).

2. If amphibians are found during the proposed development work. Work in the local vicinity will stop and Lowans Ecology and Associates (07983 664173) contacted immediately for advice.

6.7 Dormice

1. If dormice or signs of dormice are found during the proposed development work. Work in the local vicinity will stop and Lowans Ecology and Associates (07983 664173) contacted immediately for advice.

6.8 Further survey work

1. The barn and barn owl will be checked for the presence of barn owls, at least two months prior to the proposed work.

2. No further surveys are recommended. However if the proposed work is not carried out within two years or the proposed plans change a follow up ecological survey maybe required, the ecologist will be contacted for advice.

7 References

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8 Appendices
8.1 Appendix A - Plans

Plan 1 - Location plan

Gurston Farm, Gurston Lane, Broad Chalke, Wiltshire SP5 5HR



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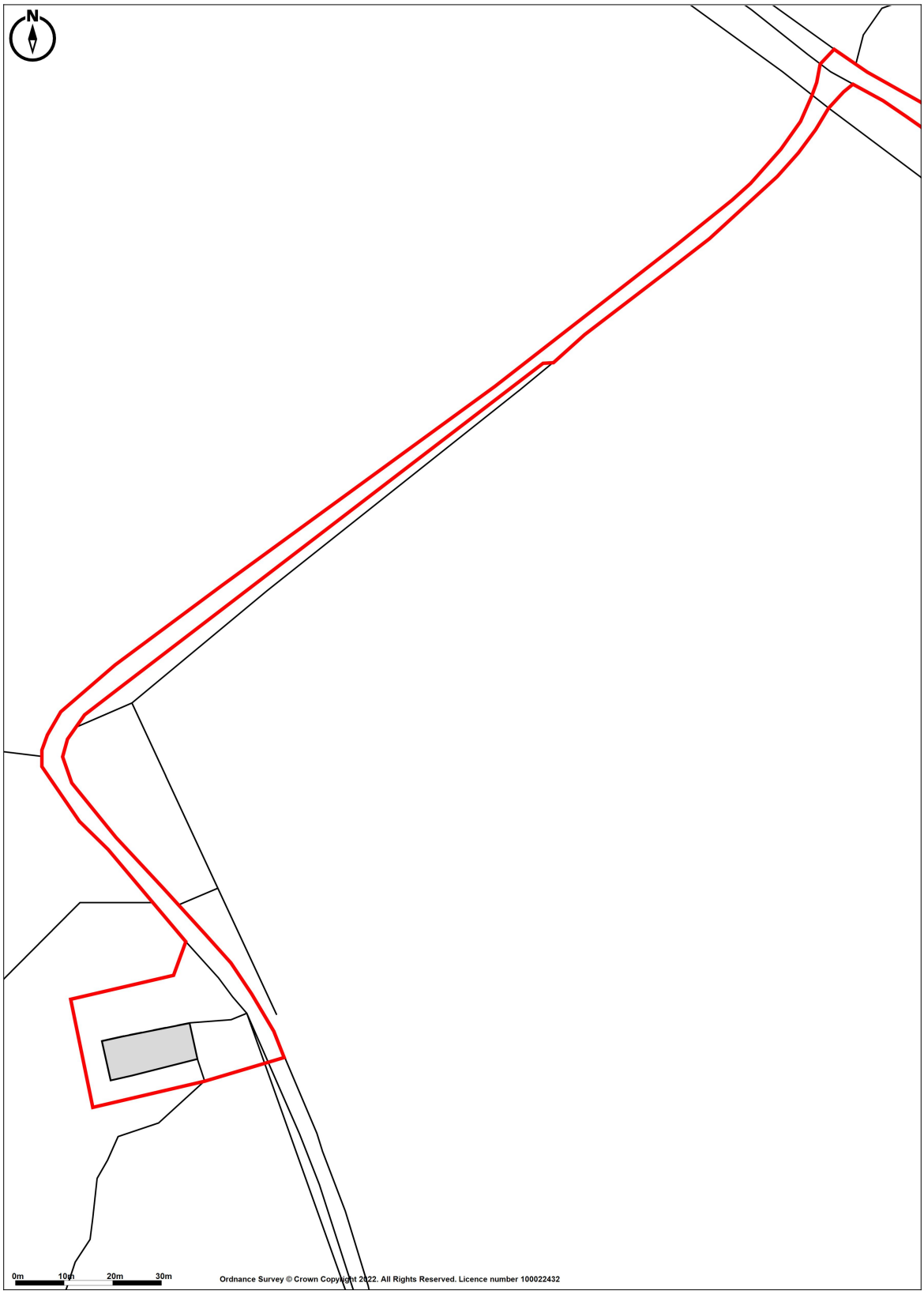
Plotted Scale - 1:3000. Paper Size - A1

ED/SS580/Vector01 Ash Barn Location Plan Scale 1:3000 @A1

Plan 2 - Existing site plan



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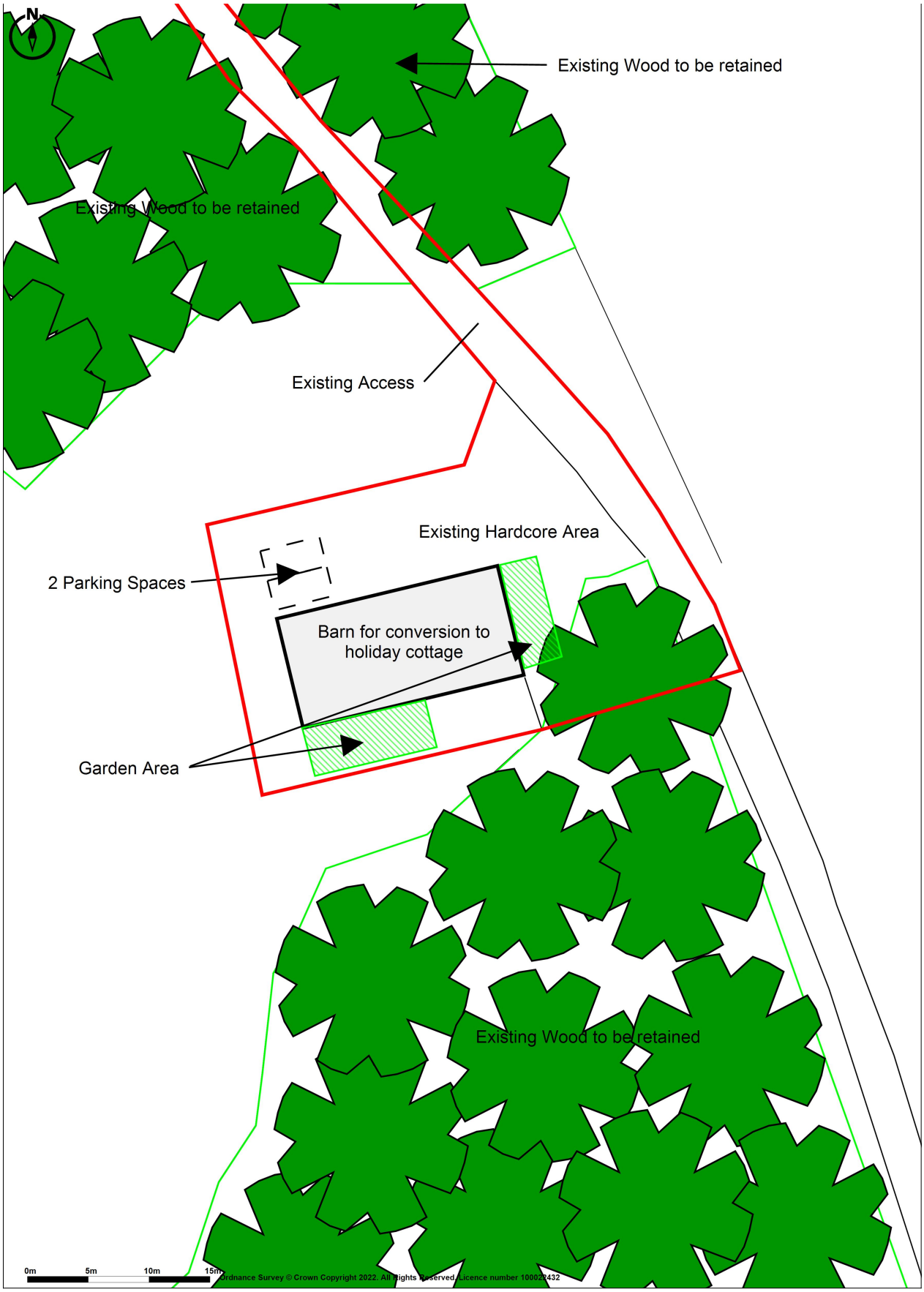
ED/SS580/detail02 Ash Barn Location Plan Scale 1:1250 @A4

Plan 3 - Proposed site plan



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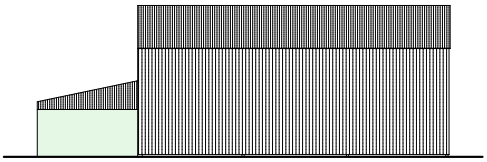
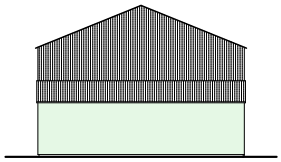
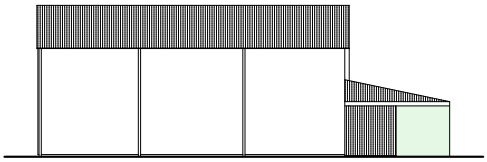
Plan 4 - Existing elevations and floor plan



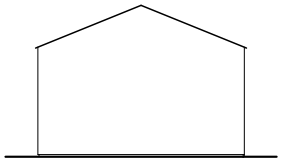
South Elevation



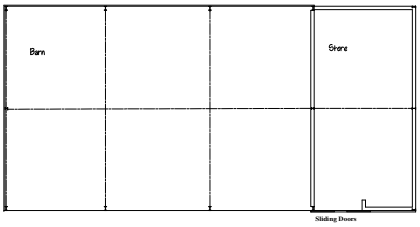
West Elevation



North Elevation

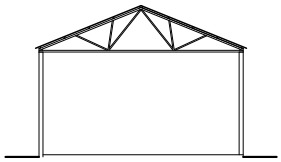


East Elevation



Plan scale 1:100

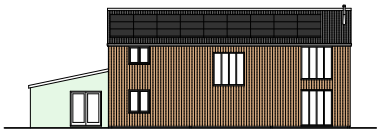




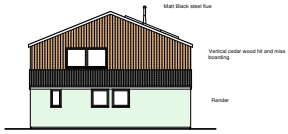
General Section

Drawing No: 5072-00	Job: Plan and Elevations of Barn	Client: Mr. & Mrs Hitchens
	Address: Gurston Farm, Broad Chalk, Nr. Salisbury, Wilts, SP5 5HR	TELEPHONE: (01258) 472282 or 475181 VB LEWIS Building Design Architectural and Planning Consultant Building Design Service
	Date: 7-9-2022	Scale: 1:100 when printed on A2 sheet

Plan 5 - Proposed elevations and floor plan



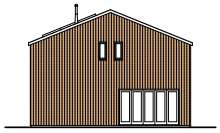
South Elevation



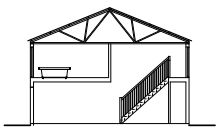
West Elevation



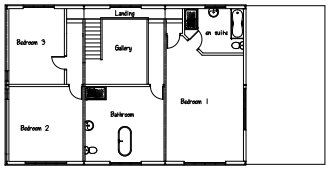
North Elevation



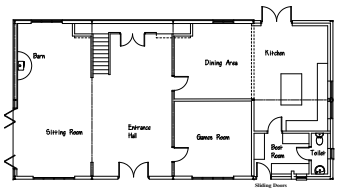
East Elevation



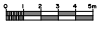
General Section



First Floor Plan



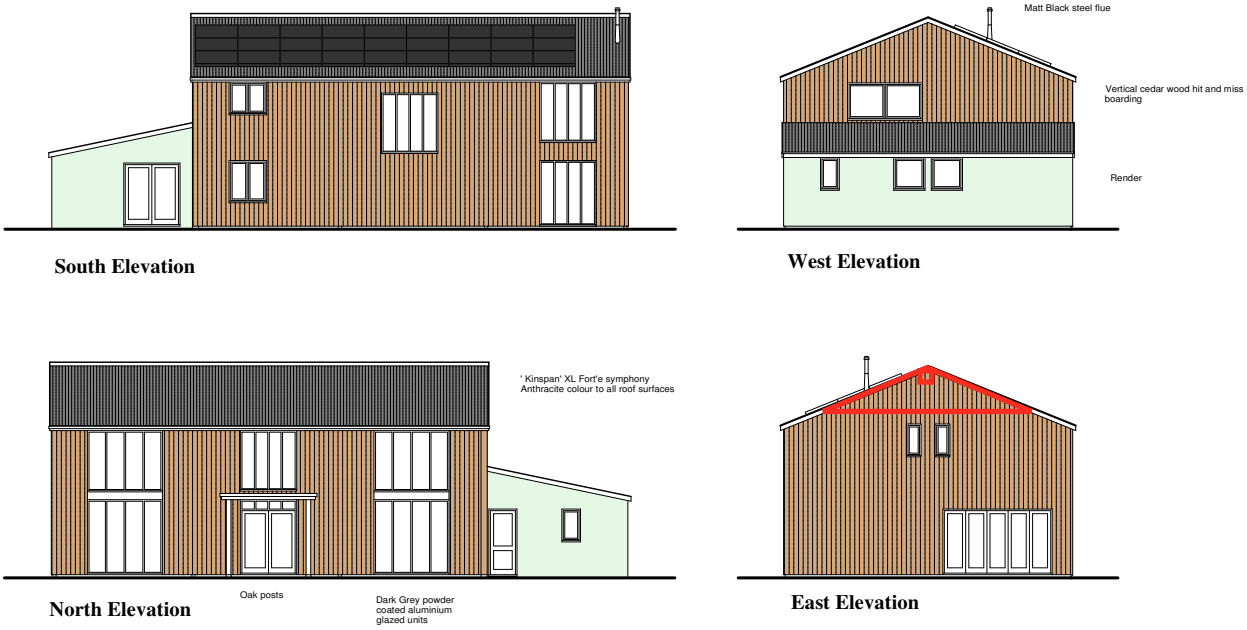
Ground Floor Plan scale 1:100



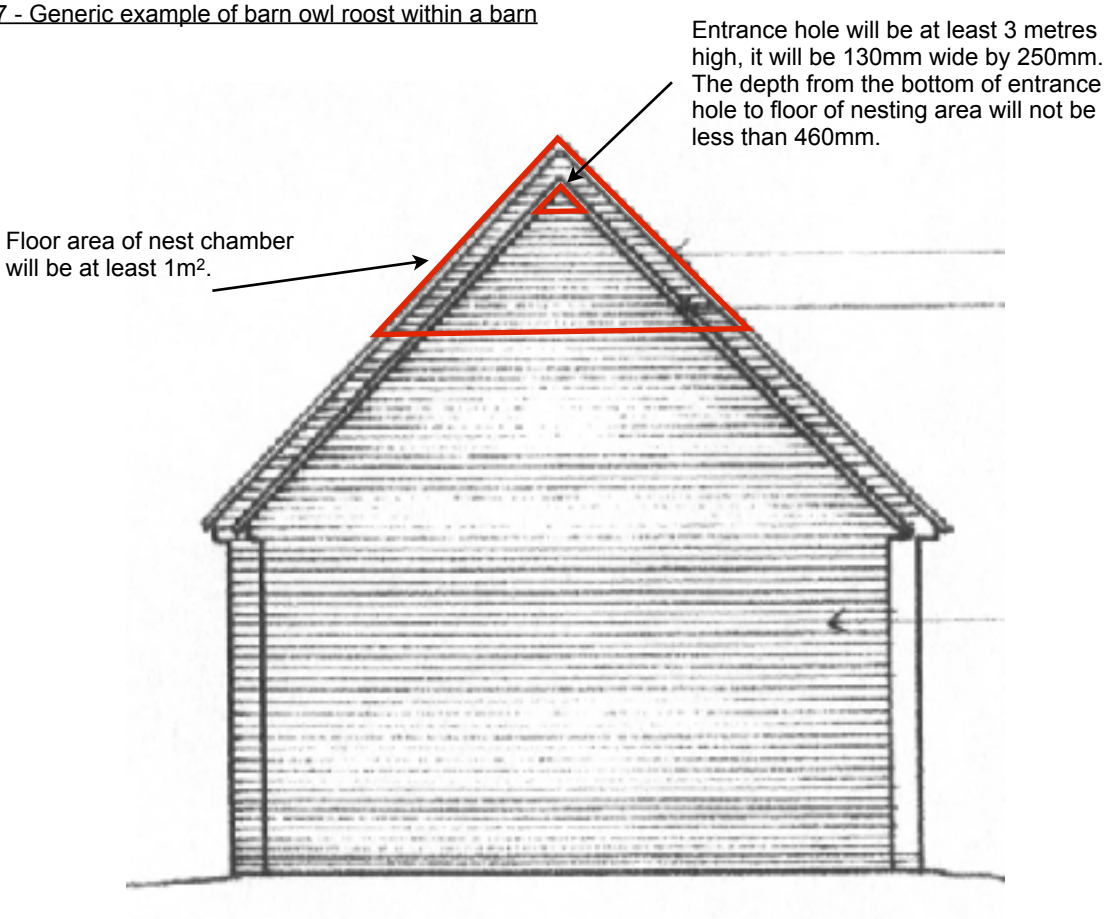
Floor Area 276 sq. mtrs.

Drawing No: 5072-01	Job: Proposed Barn Conversion	Client: Mr. & Mrs Hitchens
	Address: Gurston Farm, Broad Chalk, Nr. Salisbury, Wilts, SP5 5HR	TELEPHONE: (01258) 472282 or 475181 VB LEWIS Building Design Architectural and Planning Consultant Building Design Service
	Date: 8-9-2022	Scale: 1:100 when printed on A2 sheet

Plan 6 - Permanent provision for barn owls within barn



Plan 7 - Generic example of barn owl roost within a barn



8 Appendices
8.2 Appendix B - Figures

Figure 1 - NE & NW elevations



Figure 2 - NE elevation



Figure 3 - NW elevation



Figure 4 - SW & SE elevations



Figure 5 - SW elevation



Figure 6 - No potential for bats high levels of light



Figure 7 - No potential for bats



Figure 8 - Barn owl box within barn



Figure 9 - White splashes below barn owl box



Figure 10 - Barn owl pellets and feathers below box



Figure 11 - Barn owl feather



Figure 12 - Proposed location for bat box & barn owl box



Figure 13 - Multi purpose bat box for tree



Figure 14 - Example of barn owl box for tree



Figure 15 - Example of rough grassland to be replicated within site



Figure 16 - Example of built in swift bricks



Figure 17 - Example of bee brick to retro fit to wall



8 Appendices
8.3 Appendix C - Tables

Table 1 - DAFOR scale of vegetation present

(The DAFOR scale works on % cover. Dominant = >75%, Abundant = 75 - 51%, Frequent = 50 - 26%, Occasional = 25 - 11%, Rare 10 - 1 %. There are additional categories of LD, LA and LF, where L = locally).

Scientific name	***Common name***	***Abundance***
Lolium perenne	Perennial ryegrass	F
Glechoma hederacea	Ground ivy	F
Urtica dioica	Stinging nettle	O
Ranunculus repens	Creeping buttercup	O
Plantago lanceolata	Ribwort plantain	O
Anthriscus sylvestris,	Cow parsley	O
Senecio jacobaea	Ragwort	O
Rumex obtusifolius	Broad leaved dock	O

Table 2 - Conditions to be attached to planning consent with regards to barn owls

Barn Owl occupation status	**Conditions to be attached to the planning consent**			
	Condition 1 Maintain (or allow for) continuity of occupation	Condition 2 An immediately pre-development survey will be needed	Condition 3 Restrict the timing of when works can commence	Condition 4 Ensure site is permanently available to Barn Owls in the future
No evidence of Barn Owls found but the site is or was a potential roost or nest site	**No**	**Yes**	**No**	**Yes**
Old roost site: evidence of roosting found but no sign within the last 2 years. No evidence of nesting, past or present	**No**	**Yes**	**No**	**Yes**
Recent roost site: evidence of roosting within the past 2 years but no evidence of nesting past or present	**Yes**	**Yes**	**No**	**Yes**
Current pair roosting: evidence of two Barn Owls roosting within the past month but no evidence of nesting, past or present	**Yes**	**Yes**	**Yes**	**Yes**
Nest site: evidence that Barn Owls are currently nesting or have nested at some time in the past **OR inadequate survey**	**Yes**	**Yes**	**Yes**	**Yes**