

Ray Smallwood
Suite 4, Woburn House,
Vernon Gate
Derby
DE1 1UL

Our Ref: BG20.230

8th September 2020

Dear Ray,

Re: APPLICATION 9/2018/1127 - THE CHANGE OF USE OF AGRICULTURAL LAND AND DEMOLITION OF TWO OPEN SIDED EXISTING AGRICULTURAL BUILDINGS AND CONVERSION AND EXTENSION OF BARN TO FORM 6 DWELLINGS, ROOF EXTENSIONS TO THE EXISTING DWELLING AND ALTERATIONS TO ACCESS AT WOOD FARM MARJORY LANE HAREHILL ASHBOURNE

I write to formally discharge Condition 12 of the above consent which reads as follows,

"A permanent accessible roosting/nesting space for Barn Owls shall be provided within one or more of the developed buildings to which this consent applies, and thereafter maintained, in accordance with details that shall have first been submitted to, and approved in writing by, the Local Planning Authority."

The following letter contains details which outline the existing suitability and roosting provisions for barn owl (*Tyto alba*) and outlines how long-term roost/nesting sites will be integrated into the design to safeguard the conservation status of barn owl.

Application Background

Wood Farm is situated within the rural area of Boylestone in South Derbyshire, towards the Staffordshire border. The site comprises an old farmstead (Figure 1) - A derelict farmhouse (Unit 2) three old barns divided into sections (Unit 1, Unit 3, and Units 5,6,7) as well as a modern agricultural frame (Unit 4) and open fronted brick haybarn (Unit 7a). The buildings are characteristic of the area, comprising red brick with pitched roofs and clay tiles. The immediate landscape adjacent to the buildings includes arable and pastoral farmland, with a brook adjacent to the southern boundary lined with mature trees, and mature trees marking the western and northern boundaries.

The granted planning permission (9/2018/1127) by South Derbyshire District Council, allows the development of 6 dwellings through conversion of Units 1, 3, 5, 6 and 7 (and 7a as a garage), demolition and construction of a dwelling at Unit 4, and renovation of the farmhouse (Unit 2).

During the bat and bird activity surveys, undertaken by Chania Ecology in 2018, evidence of barn owl was found within Unit 7 (Figure 1), where five pellets were identified, which were considered to be >2 years old. No further barn owl evidence or activity was found at the site.

Amy Trewick BSc (Hons) ACIEEM, Senior Ecologist (Barn Owl Licence CL29/00456) of Brindle and Green undertook an update survey of the site, on 22nd July 2020 and 21st August 2020 with no evidence of barn owl roosting recorded. On the 23rd July 2020 a vantage point survey was undertaken alongside bat emergence surveys for a period of two hours from dusk, which recorded no barn owl activity around the site and within adjoining habitats.

Replacement Roosting Provision

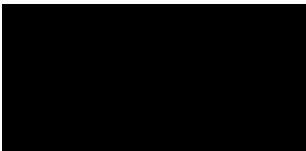
In accordance with conditions 10 and 11, an owl box has been installed 200m from the farmstead to allow roosting provision for barn owl during works to the farmstead.

A permanent roosting provision will be installed into the north facing gable end of Unit 5 during the redevelopment process (Figure 2). This will be achieved by creating a slot opening within the brickwork, which will be approximately 15cm by 30cm. This will lead into an enclosed internal area, approximately 1m by 1m, and with a depth of 1m (This area is enclosed so that barn owl cannot enter the full extent of the roof void, which has been designed to form compensation habitat for roosting bats). On the exterior wall, attached immediately below the slot, a platform with a grippable raised edge will be installed measuring 250mm x 500mm. An internal perch will be situated at the entrance slot.

An access hatch for maintenance will be situated on the southern aspect (into the internal roof void).

I trust the above is sufficient to discharge the requirements outlined in Condition 12.

Yours Sincerely,



Amy Trewick
Senior Ecologist
Brindle & Green Limited

Figure 1 – Barn Owl Evidence and Proposed Permanent Roost/Nest Locations

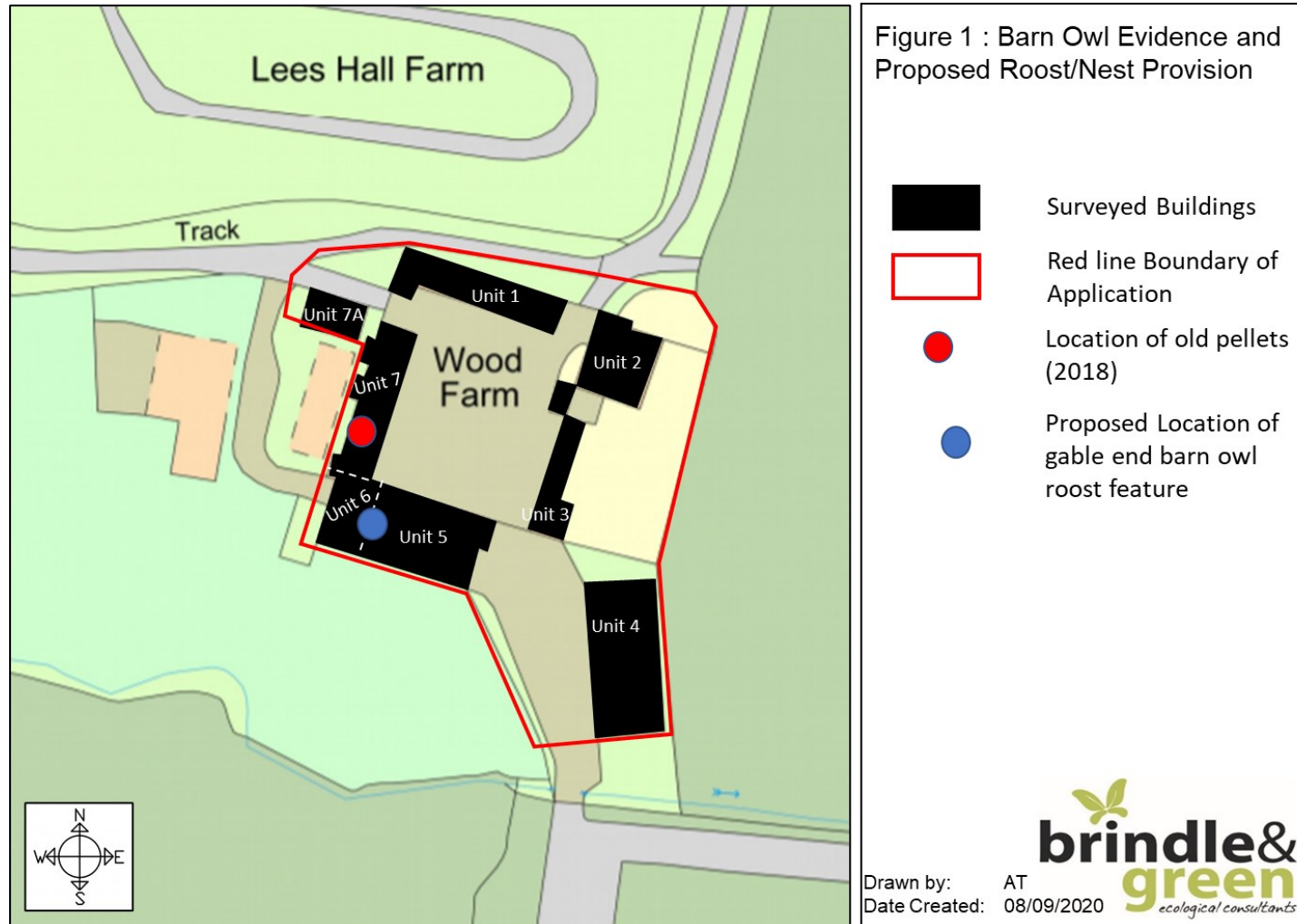


Figure 2 – Proposed Permanent Roost/Nest Design



1 Unit 5 SW Elevation
1 : 100



Proposed Access
Point into
Nest/Roost Feature

2 Unit 5 NE Elevation
1 : 100



Example of enclosed permanent nest/roost (from the interior) to be installed on north gable end of Unit 5. Also showing access hatch for maintenance provision.



Example of access slot and exterior platform, to be installed on northern gable end of Unit 5.