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Report prepared for: Leon Cassidy and Hannah Cassidy

For the Site of: Holborn Farmhouse, Therfield, Herts, SG8 9RH

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Cherryfield Ecology has prepared this report for the named clients' use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be from the most recent or current season, e.g. May 2024 to May 2025 for bats. Therefore, should the project not proceed within 12 to 18 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

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Ecological Appraisal (EA)

0.0 Non-Technical Summary

0.1 Background

This report follows national guidelines JNCC (2010) and UKHab's (2023) allowing for a daytime inspection and recommends for further surveys if considered necessary. If a deviation from the guidelines has been made, this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Holborn Farmhouse, Therfield, Herts, SG8 9RH.

The client commissioned Cherryfield Ecology to undertake an EA as planning permission is being sought for the conversion of the existing barn (B1) into one 5-bed dwelling including extensions, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure.

Plans have been provided (Appendix I).

0.2 Results and Findings

The site consists of a barn complex (B1) and hardstanding.

Bat droppings and feeding remains were found within B1.

Surveys undertaken in 2023 found that B1 was confirmed as a roost due to the presence of bat droppings within the main barn. Follow up emergence surveys carried out by Cherryfield Ecology (2023) showed three common pipistrelle *Pipistrellus pipistrellus* day roosts, and a brown long-eared *Plecotus auratus* maternity roost was recorded.

The site provides low potential for badger, great crested newt (GCN) and reptiles due to the lack of suitable habitat and limited connectivity to more suitable habitats.

The buildings provide high potential for breeding birds, due to there being several entrance points and crevice's where birds may nest.

The site provides negligible potential for other protected species due to the lack of suitable habitat.

0.3 Impact Assessment and Recommendations

Badger - No further surveys are necessary; however, if any badger setts are found throughout works, all works must stop, and advice sought.

Bats - A PRA carried out by Cherryfield Ecology (2023) found bat droppings and feeding remains onsite. B1 was confirmed as a roost due to the presence of bat droppings within the main barn. Follow up emergence surveys carried out by Cherryfield Ecology (2023) showed three common pipistrelle *Pipistrellus pipistrellus* day roosts, and a brown long-eared *Plecotus auratus* maternity roost with six individuals recorded. All the surveys showed that the surrounding yard is used by foraging and commuting bats. Due to emergence surveys remaining up to date, a material change check was undertaken; no changes have been noted. Therefore, no further surveys are necessary; however, if bats are found throughout works, all works must stop, and advice sought.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on-site to ensure the building is not occupied by breeding birds, prior to works commencing.

Great Crested Newt (GCN) - No further survey is necessary; however, if GCN are found on site, all works must stop, and advice sought. The site sits within a Natural England green zone for GCN.

Reptiles - No further survey is necessary; however, if reptiles are found on-site, all works must stop, and advice sought.

Other protected species - No further survey is necessary; however, if any other protected species are found on site, all works must stop, and advice sought.

Habitats - All habitats found are common and widespread, no impacts are foreseen.

The findings outlined in this report are valid for 12-18 months, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

1.0 Introduction

1.1 Aim

The aim of this report is to inform of ecological constraints that may affect the development proposals and recommend to the client if further surveys are required for protected species. An impact assessment is undertaken at this stage; however, if further surveys are required, additional and unexpected impacts may result. The information within this report can be used as the baseline for any Biodiversity Net Gain (BNG) metric requirements, however, the calculations are not included within this report.

1.2 Background Information

The client, Leon Cassidy and Hannah Cassidy, has commissioned Cherryfield Ecology to undertake an EA for the site of Holborn Farmhouse, Therfield, Herts, SG8 9RH. Planning permission is being sought for the conversion of the existing barn (B1) into one 4-bed dwelling including extensions, detached car port, widening of existing vehicular access, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure.

A PRA carried out by Cherryfield Ecology (2023) found bat droppings and feeding remains onsite. B1, was confirmed a roost due to the presence of bat droppings within the main barn. Follow up emergence surveys carried out by Cherryfield Ecology (2023) showed three common pipistrelle *Pipistrellus pipistrellus* day roosts, and a brown long-eared *Plecotus auratus* maternity roost with six individuals recorded. All the surveys showed that the surrounding yard is used by foraging and commuting bats.

This survey has checked all habitats, buildings, trees (from ground level only) or structures due to be affected by the proposals on site; it includes checking for protected species, signs of protected species or habitat value e.g. crevices, badger setts, ponds etc. as well as mapping the habitats on site.

The inspection was conducted 09/04/2025.

The survey can only ever provide a ‘snapshot’ of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find evidence.

Biological records have been requested to give the report context and allow a study of the surrounding area. The information is often sensitive and therefore a synopsis is provided.

The survey can be conducted year-round with the optimal period between mid-March and mid-October (south)/1st April and 30th September (north). However, it can be limited due to bad weather and in the winter, when some species are not as active, thus evidence and species are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

Summary of legislation and National Planning Policy that protects wildlife in England:

- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- Wildlife and Countryside Act 1981 as amended.
- Countrywide and Rights of Way Act 2000.
- Natural Environment and Rural Communities Act 2006.
- National Planning Policy Framework (“NPPF”).
- Circular 06/05.

This legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture a protected species.
- Deliberately disturb a protected species, whether at rest or not.
- Damage, destroy or obstruct access to a resting place.
- Possess or transport a protected species or any part of that species, unless acquired legally.
- Sell, barter or exchange a protected species, or any part of a species.

1.3 Species Specific Information

All UK-protected species have the same protection and the detail under Bats also applies to GCN, Dormouse, Otters and the two UK-protected reptiles.

1.3.1 Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate a “no-go” buffer zone around such nests - typically out to 5m.

1.3.2 Bats

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

1.3.3 Reptiles

There are six species of reptiles in Great Britain (Edgar *et al.*, 2010) and four of these are commonly found; the Barred Grass Snake *Natrix helvetica*, Adder *Vipera berus*, Common Lizard *Zootoca vivipara* and Slow Worm *Anguis fragilis*.

All native British species of reptiles are legally protected through their inclusion in Schedule V of the Wildlife and Countryside Act 1981. As such, all species are protected from deliberate killing or injury. Therefore, where development is permitted, and there will be a significant change in land use, a reasonable effort must be undertaken to avoid committing an offence. The same act makes the trading of native reptile species a criminal offence without appropriate licensing.

Two species of reptile; the Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis* are further protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which defines UK protected species of animals (“rare reptiles”).

1.3.4 Badgers

Badger *Meles meles* and its habitat are protected under The Protection of Badgers Act 1992, Schedule V of the Wildlife and Countryside Act 1981, and Appendix III of the Bern Convention 1979.

This legislation makes it an offence to:

- Kill, injure, take or possess a badger.
- Interfere with, damage or destroy a badger sett including e.g. obstructing access to a badger sett.
- Cruelly treat or harm a badger.
- Disturb a badger in a sett.

1.3.5 Great Crested Newts

Great Crested Newts (GCN) *Triturus cristatus* are listed in both The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and in Schedule V of the Wildlife and Countryside Act 1981.

GCN are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

1.3.6 Otter

The Eurasian Otter *Lutra lutra* is the only Otter species native to the UK. The Eurasian Otter is fully protected under Schedule V of the Wildlife and Countryside Act (as amended) 1981 and in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals. This legislation makes it illegal to:

- capture, kill, disturb or injure otters (on purpose or by not taking enough care).
- damage or destroy a breeding or resting place (deliberately or by not taking enough care).
- obstruct access to their resting or sheltering places (deliberately or by not taking enough care).
- possess, sell, control or transport live or dead otters, or parts of otters.

1.3.7 Water Vole

The Water Vole *Arvicola amphibius* is protected under Schedule V of the Wildlife and Countryside Act 1981 and is a priority conservation species. This legislation makes it illegal to:

- intentionally capture, kill or injure water voles.
- damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care).
- disturb them in a place of shelter or protection (on purpose or by not taking enough care).
- possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

1.4 Protected Sites and Priority Habitats

Some areas with distinctive plants, animals, habitats, geology or landforms are protected at the international, European, national and local-level under statutory and non-statutory sites. Some habitats have been identified as needing priority conservation action; UK BAP Priority Habitats are a range of semi-natural habitat types that are identified as being the most threatened and requiring conservation action.

2.0 Methods

The survey follows the national guidelines JNCC (2010) and UKHabs (2023), and the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence.
- Quadrat for vegetation sampling.

The survey can be conducted year-round with the optimal period between mid-March and mid-October (south)/1st April and 30th September (north). However, it can be limited due to bad weather and in the winter, when some species are not as active, thus evidence and species are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

Trees and building exteriors are checked from ground level only. Buildings are checked internally where access is available.

Ponds are checked in person where access is available. If access is not available, for example the pond is situated on private land, ponds are assessed as far as is possible from satellite imagery.

Target notes are made when appropriate to highlight, for example, protected species evidence or other feature(s) of ecological note.

A summary of the condition assessments for BNG are included (where required) within Table 7 of Section 3.2.1. The excel sheets for these are released separately.

Great Crested Newt District Level License Zones explained, these criteria are from the two schemes -

Natural England Scheme -

- Red zones contain key populations of GCN, which are important on a regional, national or international scale and include designated Sites of Special Scientific Interest for GCN. *If in a red zone traditional surveys methods will have to be used going forward.*
- Amber zones contain main population centres for GCN and comprise important connecting habitat that aids natural dispersal.
- Green zones contain sparsely distributed GCN and are less likely to contain important pathways of connecting habitat for this species.
- White zones contain no GCN. However, as most of England forms the natural range of GCN, white zones are rare and will only be used when it is certain that there are no GCN.

NatureSpace Scheme -

- Black - nationally or regionally important site for great crested newt - excluded from development impacts under the District Licence Scheme.
- Red - highly suitable habitat - the most important areas for great crested newts.

- Amber - suitable habitat - great crested newts are likely to be present.
- Green - moderate habitat suitability - great crested newts may be present.
- White - low habitat suitability - low probability of great crested newt presence.

Table 1: Habitat value (likelihood) of protected species presence assessed against Collins (2023), Edgar *et al.* (2010) and Natural England (2007) etc.

Likelihood of species presence (Habitat Value)	Features that species can use, regardless of evidence being present.
Confirmed Presence	Species are found to be present during the survey. Evidence of species is found to be present during the survey.
Higher likelihood of presence	Buildings, trees or other structures or habitat features of particular significance for use by protected species e.g. nesting habitat, roosting opportunities, and ponds. Habitat of high quality for foraging e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting species e.g. river and or stream valleys and hedgerows. Site is close to known locations of records for protected species.
Moderate and Lower likelihood of species presence	Several potential habitat opportunities in buildings, trees or other habitats. Habitat could be used for foraging e.g. trees, shrub, grassland or water. Site is connected with the wider landscape by linear features that could be used by commuting species e.g. lines of trees and scrub or linked back gardens. A small number of less significant habitat opportunities. Isolated habitat for foraging e.g. a lone tree or patch of scrub. An isolated site not connected by prominent linear landscape features.
Negligible likelihood of species presence	No features suitable for roosting, minor foraging or commuting.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey only. Species are highly mobile and can turn up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

If a deviation from the guidelines has been made the reason and justification will be explained below:

No deviation from the standard guidelines has been made for this survey.

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference - TL 34712 36154 and Postcode - SG8 9RH.

3.1.1 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 2: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites		None within search area
Granted protected species licenses	~339m NE	2009-1020 - Great crested newt <i>Triturus cristatu</i>
	~1355m NW	2010-2054 - Great crested newt <i>Triturus cristatu</i>
Priority habitat	On site	Traditional orchard
	~576m E	Deciduous woodland
	~1637m SW	Ancient & Semi-Natural Woodland
	~10m W	Chalk rivers - high certainty
	~1030 SW	Chak rivers - low certainty
	~1037m WNW	Good quality semi improved grassland

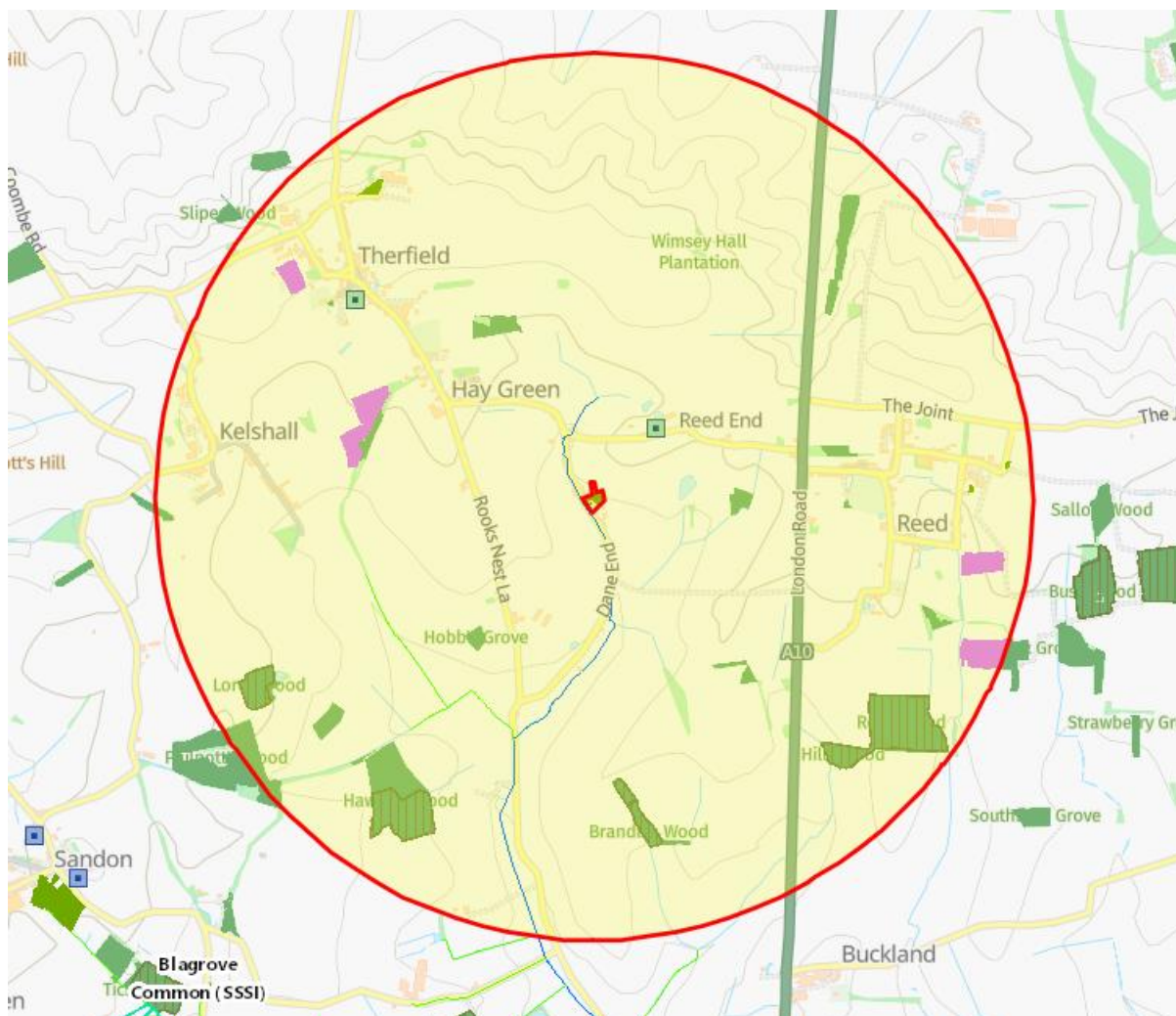


Figure 1: Magic Map Search

3.1.2 GCN DLL Zone

The site falls within a green zone under the Natural England District Level Licencing Scheme (DLL) in Hertfordshire.

3.1.3 Biological Records Data

A standard data search of existing records for protected species and nature reserves has been commissioned, below details the results and site context. *Data older than 10 years old will not be included.*

Biological records were obtained from Herts Environmental Records Centre (2025).

Table 3: Biological Records

Species	Number of Records	Closest Record (accuracy)	Most Recent Record (year)
Amphibians			
Common Frog <i>Rana temporaria</i>	-	-	-
Common Toad <i>Bufo bufo</i>	-	-	-
Great Crested Newt <i>Triturus cristatus</i>	-	-	-
Palmate newt <i>Lissotriton helveticus</i>	-	-	-
Smooth newt <i>Lissotriton vulgaris</i>	-	-	-
Bats			
Barbastelle <i>Barbastella barbastellus</i>	-	-	-
Brown Long-Eared <i>Plecotus auritus</i>	-	-	-
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	-	-	-
Daubenton's <i>Myotis daubentonii</i>	-	-	-
Leisler's <i>Nyctalus leisleri</i>	-	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	-	-	-
Natterer's <i>Myotis nattereri</i>	-	-	-
Noctule <i>Nyctalus noctula</i>	-	-	-
Serotine <i>Eptesicus serotinus</i>	-	-	-
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	-	-	-
Unidentified Bat <i>Chiroptera</i> sp.	-	-	-
Unidentified Long-Eared <i>Plecotus</i> sp.	-	-	-
Unidentified <i>Myotis</i> <i>Myotis</i> sp.	-	-	-
Unidentified Pipistrelle <i>Pipistrellus</i> sp.	-	-	-
Unidentified Vesper <i>Vespertilionidae</i>	-	-	-
Whiskered <i>Myotis mystacinus</i>	-	-	-
Mammals (exc. Bats)			
Badger <i>Meles meles</i>	15	Withheld	2022
Hazel Dormouse <i>Musccardinus avellanarius</i>	-	-	-

Otter <i>Lutra lutra</i> Water Vole <i>Arvicola amphibius</i> West European Hedgehog <i>Erinaceus europaeus</i>	-	-	-
	-	-	-
	2	739m (1m)	2019
Reptiles			
Adder <i>Vipera berus</i>	-	-	-
Common Lizard <i>Zootoca vivipara</i>	-	-	-
Grass Snake <i>Natrix helvetica</i>	-	-	-
Slow-Worm <i>Anguis fragilis</i>	-	-	-
Other			
Birds, Invertebrates, Plants etc.	Various species	-	-
Non-Statutory Sites (see Figure 2)			
Name	Reference No.	Type	Description/designated for
Ducks' Green West Meadow	07/016	LWS	Old meadows supporting unimproved neutral grassland with a good mix of herb and grass species, including much Common Knapweed (<i>Centaurea nigra</i>) and Yellow Rattle (<i>Rhinanthus minor</i>), an uncommon species in the County. The southern meadow contains a pond. Wildlife Site criteria: Grassland indicators.
Ducks' Green & Kelshall Lane	07/017	LWS	Old green lane, wet in places with marshy vegetation, tall herbs, grasses and bordered by substantial hedges and tree fringes which support a good mix of woody species, including several large Elms (<i>Ulmus</i> sp.), and typical hedgerow flora. Wildlife Site criteria: Green lane with features and structure indicative of an ancient origin.
Hay Green Grassland	07/019	LWS	A village green, dissected by several roads, supporting predominantly neutral, semi-improved rough

			amenity grassland. The grass retains a good mix of grasses and herbs, including locally abundant Common Knapweed (<i>Centaurea nigra</i>). Common Bistort (<i>Persicaria bistorta</i>) has been recorded from a ditch on site. Wildlife Site criteria: Grassland indicators.
Mardleybury Area	08/059	LWS	Building and environs important for protected species. Wildlife Site criteria: Species.

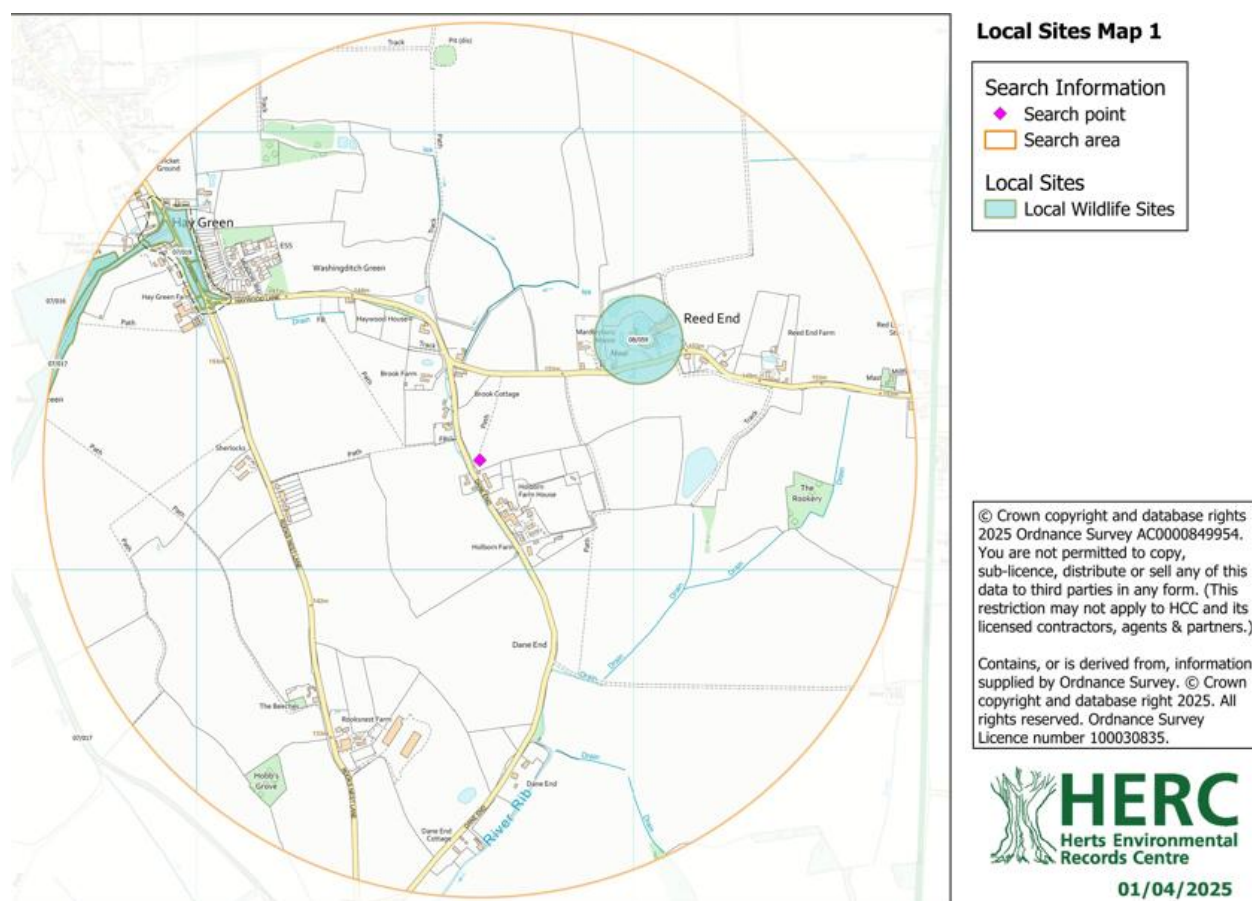


Figure 2: Non-statutory sites.

3.1.4 Site Location and Surrounds

The site is located in Therfield, Hertfordshire and is surrounded by arable fields and pasture in the immediate locale. Table 4 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 4: Habitat features suitable for use by protected species.

Feature	Description
Watercourses	The River Rib runs through the search area, at its closest point it is ~10m west of the site boundary. Associated drains are also found within the search area, the closest ~370m west.
Waterbodies	Seven ponds are found northwest of the site, the closest is ~269m from the site boundary. Five ponds and a moat are found northeast within mardleybury manor grounds, the closest is ~326m. Pond ~609m ENE and large pond ~353m east. Pond ~747m west. Two ponds south of the site, closest is ~549m.
Woodland	The rookery is located ~568m east. Hobb's grove is ~734m southwest. A few additional small copse are found within the search area, closest to site is ~385m east.
Linear e.g. hedgerows	Garden hedgerows and field margin hedgerows dominate the search area.
Pasture/arable/grassland	Arable fields dominate the search area, with pasture and amenity grassland found to a lesser extent.
Other	n/a

3.2 Habitat, Building, Tree or Other Structure

This section details the structures/habitat reference and descriptions (see Figure 18 for Site Plan).

Table 5: Weather Records

Parameter	Unit/value
Temperature	10° C
Cloud cover	10%
Precipitation	None
Wind	1/12

3.2.1 Habitats

Habitats found on site are mapped using UKHab (UKHab, 2023). There are no hedgerow or watercourse features on site.

Table 6: Habitat features found on site.

Habitat Features		
UKHab Habitat Type (to the appropriate level)	UKHab Essential & Additional Secondary Codes (where relevant)	Description
Developed Land; Sealed Surface (Buildings)		Building B1 (B1) consists of a barn with a pitched roof, interlocking clay tiles with weatherboarding on all sides. The roof is being repaired during works.  Cherryfield Ecology Ltd 9 Apr 2025 10:28:59 Figure 3: Exterior of B1.  Cherryfield Ecology Ltd 9 Apr 2025 10:43:27 Figure 4: South- eastern exterior of B1.



Figure 5: Interior of B1.

To the rear of B1, the building consists of a single storey workspace with weatherboarding to one side and breezeblock to the other. With an asbestos style mono pitched roof and timber beams.



Figure 6: Exterior of B1.



Figure 7: Interior of B1.

To the west sits a single storey pole barn with a pitched roof, clay tiles, timber beams and weatherboarding throughout.



Figure 8: Exterior of B1.



		Figure 9: Interior of B1. A stable barn is present with a pitched roof, windows and an asbestos style roof. The interior roof is sheet lined with timber beams.  Cherryfield Ecology Ltd 9 Apr 2025 10:47:38 Figure 10: Exterior of B1.  Cherryfield Ecology Ltd 9 Apr 2025 10:48:14 Figure 11: Interior of B1.
Developed Land; Sealed Surface		Developed land; sealed surface is located throughout the site in the form of hard standing.

		 Cherryfield Ecology Ltd 9 Apr 2025 10:28:39 Figure 12: Hard standing to the north of the site.
Introduced Shrub		Introduced shrub is located to the south of the site and is dominated by honeysuckle (<i>Lonicera periclymenum</i>) and Rose of Sharon (<i>Hypericum calycinum</i>) with frequent cleavers (<i>Galium aparine</i>) and ribwort plantain (<i>Plantago lanceolata</i>),  Cherryfield Ecology Ltd 9 Apr 2025 10:42:59  Cherryfield Ecology Ltd 9 Apr 2025 10:42:59 Figure 13: Introduced shrub on site.

		Figure 14: Further view of introduced shrub.
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The following table provides a summary of the condition assessments for all sites meeting the Statutory Metric criteria. Please see the separate excel sheets for full details. If the site meets the small-scale metric criteria condition assessments are not required.

Table 7: Biodiversity Net Gain Condition Assessments/Scores

Habitat	Condition Score
Buildings/Developed Land Sealed Surface	N/A
Vegetated Garden/Introduced Scrub	N/A

Table 8: Target Notes

Target Note	Description
TN1	Large bird nest found within B1.  Figure 15: Bird nest located within B1.
TN2	Several birds' nests were found within B1.



Figure 16: Swift nests located within B1.

TN3

Bat droppings were found within B1.



Figure 17: Bat dropping found within B1.



Figure 18: Site Plan

3.2.2 Species List

Table 9: Species found on site with relevant *DAFOR abundance.

Common Name	Scientific Name	*DAFOR Scale	Habitat
Annual Meadow-Grass	<i>Poa annua</i>	R	Developed Land; Sealed Surface
Ash	<i>Fraxinus excelsior</i>	R	Developed Land; Sealed Surface
Bristly Oxtongue	<i>Picris echioides</i>	O	Introduced Shrub
Cat's-Ear	<i>Hypochaeris sp.</i>	O	Introduced Shrub
Cherry	<i>Prunus sp.</i>	R	Introduced Shrub
Cleavers	<i>Galium aparine</i>	F	Introduced Shrub
Cock's-foot	<i>Dactylis glomerata</i>	F	Introduced Shrub

Common Mallow	<i>Malva sylvestris</i>	R	Introduced Shrub Introduced Shrub
Cow Parsley	<i>Anthriscus sylvestris</i>	O	Introduced Shrub
Cowslip	<i>Primula veris</i>	R	Introduced Shrub
Crane's-bill	<i>Geranium sp.</i>	R	Introduced Shrub
Creeping Buttercup	<i>Ranunculus repens</i>	R	Introduced Shrub
Creeping Cinquefoil	<i>Potentilla reptans</i>	R	Introduced Shrub
Creeping Thistle	<i>Cirsium arvense</i>	O	Introduced Shrub
Daisy	<i>Bellis perennis</i>	F	Introduced Shrub
Dandelion	<i>Taraxacum officinale agg.</i>	O	Developed Land; Sealed surface
Dock	<i>Rumex sp.</i>	R	Introduced Shrub
Dog rose	<i>Rosa canina</i>	R	Introduced Shrub
Dove's Foot Crane's- Bill	<i>Geranium molle</i>	O	Introduced Shrub
Feverfew	<i>Tanacetum parthenium</i>	R	Introduced Shrub
Germander Speedwell	<i>Veronica chamaedrys</i>	R	Introduced Shrub
Ground-Ivy	<i>Glechoma hederacea</i>	F	Introduced Shrub
Herb-Robert	<i>Geranium robertianum</i>	R	Developed Land; Sealed Surface
Honeysuckle	<i>Lonicera periclymenum</i>	R	Introduced Shrub
Honeysuckle (Ornamental)	<i>Lonicera sp.</i>	O	Introduced Shrub
Mullein	<i>Verbascum sp.</i>	R	Introduced Shrub
Nettle	<i>Urtica dioica</i>	F	Introduced Shrub
Perennial Rye-Grass	<i>Lolium perenne</i>	O	Developed Land; Sealed Surface/ Introduced Shrub
Petty Spurge	<i>Euphorbia peplus</i>		Introduced Shrub
Primrose	<i>Primula vulgaris</i>	O	Introduced Shrub
Red Dead-Nettle	<i>Lamium purpureum</i>	O	Introduced Shrub
Ribwort Plantain	<i>Plantago lanceolata</i>	R	Introduced Shrub
Selfheal	<i>Prunella vulgaris</i>	R	Introduced Shrub

Spear Thistle	<i>Cirsium vulgare</i>	R	Introduced Shrub
Stinking Iris	<i>Iris foetidissima</i>	R	Introduced Shrub
Sweet Violet	<i>Viola odorata</i>	O	Introduced Shrub
White Clover	<i>Trifolium repens</i>	F	Introduced Shrub
Yarrow	<i>Achillea millefolium</i>	O	Introduced Shrub
Yorkshire Fog	<i>Holcus lanatus</i>	D	Introduced Shrub

*DAFOR - Dominant, Abundant, Frequent, Occasional and Rare

3.3 Evidence or Likelihood of Species Presence

This section details the evidence located and likelihood of species presence.

3.3.1 Bats

Table 10: Bats, evidence or the potential for the species use.

Bats found	No bats were found at the time of the survey.
Evidence of bat use	Approx. 7 droppings and feeding remains were found within B1A.  Cherryfield Ecology Ltd 9 Apr 2025 10:32:03 Figure 19: Bat droppings found on site.



Figure 20: Feeding remains found within B1A.

Potential for bat use

Level of likelihood of presence -

B1- Confirmed

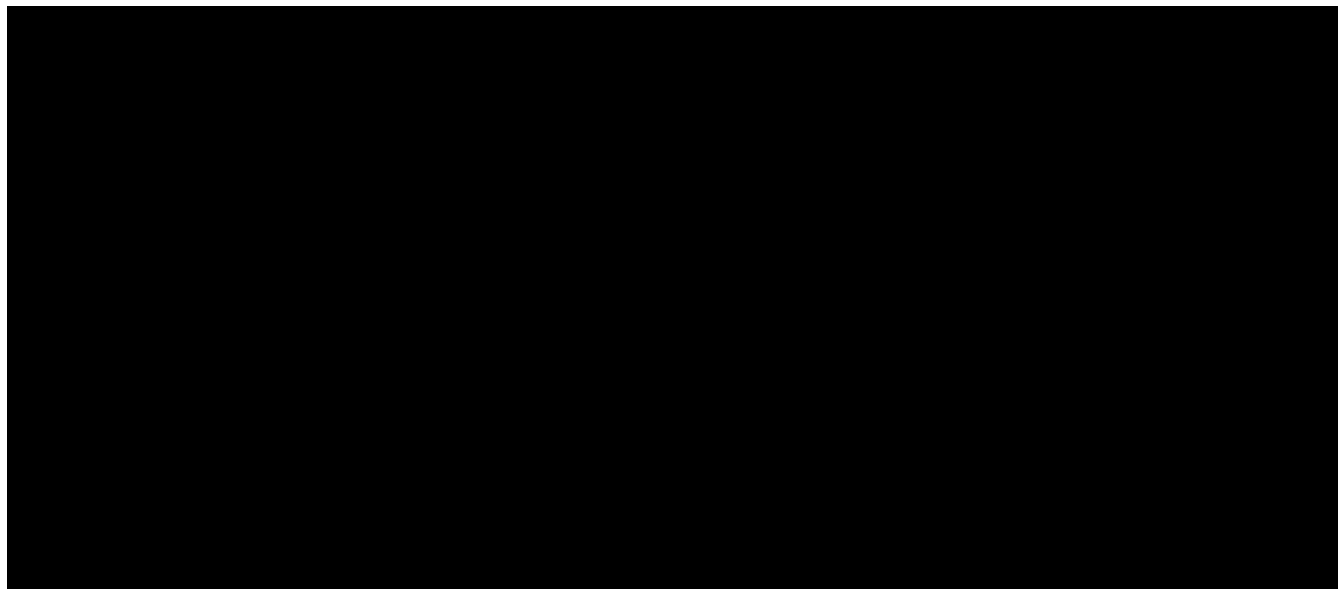
B1 is a confirmed roost, due to the presence of bat droppings and feeding remains found within the building. Features include lifted interlocking clay tile where bats may reside (see figure 21).



Figure 21: Lifted interlocking clay tiles.

Parts of the barn are open access and could be used for commuting and foraging purposes.

	Trees were checked from ground level and no suitable roosting features were observed.
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3.3.3 Breeding Birds

Table 12: Breeding birds, evidence or potential for the species use.

Breeding birds found	No breeding birds were found at the time of the survey.
Evidence of breeding bird use	Several bird nests were found within the buildings B1A and B2 on site.
Potential for breeding bird use	Level of likelihood of presence - High The site provides high potential for breeding birds due to the presence of nests on site and the open access buildings which provide nesting opportunities. The shrubs on site could also provide suitable habitat for nesting birds.

3.3.4 Amphibian

Table 13: Amphibians, evidence or potential for species use.

Amphibians found	No Great Crested Newt (GCN) were found at the time of the survey.
Evidence of amphibian use	No evidence of GCN was found at the time of the survey.
Potential for amphibian use	Level of likelihood of presence - Low

	The site provides low potential for GCN due to the limited suitable terrestrial and aquatic habitat on site. The surrounding habitat offers some suitable commuting habitat for GCN. The site is located in a naturespace green zone which indicated a lower likelihood of GCN in the area.
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3.3.5 Reptile

Table 14: Reptiles, evidence or potential for species use.

Reptiles found	No reptiles were found at the time of the survey.
Evidence of reptile use	No evidence of reptiles was found at the time of the survey.
Potential for reptile use	Level of likelihood of presence - Low The site provides low potential for reptiles due to limited suitable habitat but some connectivity to other more suitable habitats. The introduced shrub habitat offers some suitable refuge for commuting reptiles; however, these offer limited connectivity around the site.

3.3.6 Other Species e.g. Hazel Dormouse / Otter / Water Vole

Table 15: Other protected species, evidence or potential for species use.

Species found	No other protected species were found at the time of the survey.
Evidence of species use	No evidence of other protected species was found at the time of the survey.
Potential for species use	Level of likelihood of presence - Negligible There is no suitable habitat on site for any other protected species.

3.3.7 Invasive Non-Native (Schedule 9 Species)

Table 16: Invasive non-native species found.

Species found	No invasive non-native species were found at the time of the survey.
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4.0 Conclusions, Discussion, Impacts and Recommendations

The following section details the conclusions, discussion, impacts and recommendations in the context of the proposed works.

4.1 Conclusion and Discussion

Planning permission is being sought for the conversion of the existing barn (B1) into one 5-bed dwelling including extensions, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure.

The site consists of a barn complex (B1) and hardstanding.

Surveys undertaken in 2023 found that B1, was confirmed a roost due to the presence of bat droppings within the main barn. Follow up emergence surveys carried out by Cherryfield Ecology (2023) showed three common pipistrelle *Pipistrellus pipistrellus* day roosts, and a brown long-eared *Plecotus auratus* maternity roost was recorded.

The site provides low potential for badger, great crested newt (GCN) and reptiles due to the lack of suitable habitat and limited connectivity to more suitable habitats.

The buildings provide high potential for breeding birds, due to there being several entrance points and crevice's where birds may nest.

The site provides negligible potential for other protected species due to the lack of suitable habitat.

Recommended surveys are found in section 4.3.

4.2 Potential Impacts

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and Table 17 details a proportionate impact assessment based on current information.

Table 17: Impact Assessment

Impact	Bats - A bat roost will be lost in the development on B1. Breeding Birds - Active nests may be lost in the development.
Characterisation of unmitigated impact on the feature	Bats - A low-level loss/impact at a local level. Breeding Birds - A low-level loss/impact at a local level.
Effect without mitigation	Without mitigation, individual bats and birds could be killed, injured or trapped during the works.
Mitigation and/or potential enhancement	See Table 17 and Table 18
Significance of effects of residual impacts (after mitigation)	Bats - If lost roosts are replaced by bat boxes, the effects would be negligible. Breeding Birds - If lost habitat is replaced by bird boxes and mitigation is followed, the effects would be negligible.

4.3 Recommendations

Badger - No further surveys are necessary; however, if any badger setts are found throughout works, all works must stop, and advice sought.

Bats - A PRA carried out by Cherryfield Ecology (2023) found bat droppings and feeding remains onsite. B1, was confirmed a roost due to the presence of bat droppings within the main barn. Follow up emergence surveys carried out by Cherryfield Ecology (2023) showed three common pipistrelle *Pipistrellus pipistrellus* day roosts, and a brown long-eared *Plecotus auratus* maternity roost with six individuals recorded. All the surveys showed that the surrounding yard is used by foraging and commuting bats. Due to emergence surveys remaining up to date, a material change check was undertaken; no changes have been noted. Therefore, no further surveys are necessary; however, if bats are found throughout works, all works must stop, and advice sought.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible,

it is recommended that a qualified ecologist is on-site to ensure the building is not occupied by breeding birds, prior to works commencing.

Great Crested Newt (GCN) - No further survey is necessary; however, if GCN are found on site, all works must stop, and advice sought.

Reptiles - No further survey is necessary; however, if reptiles are found on-site, all works must stop, and advice sought.

Other protected species - No further survey is necessary; however, if any other protected species are found on site, all works must stop, and advice sought.

Habitats - All habitats found are common and widespread, no impacts are foreseen.

The findings outlined in this report are valid for 12-18 months, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

4.4 Additional Recommendations

Table 18: Additional Recommendations

Work	Specification
General information	The following must be undertaken: - All works must be undertaken within 12 months of this report, thereafter a material change check will be required to check for changes that could affect potential protected species habitat. - If any protected species are found at any point whatsoever during works, works will stop and further advice will be sought.
General Precautions	- Trenches and open holes - All trenches and open holes should be covered overnight, or if the hole or trench can't be covered it should be filled in or a rough sawn timber plank installed as an escape route for any species. - General maintenance - If grassland and vegetation is kept in a mown/cut state this should be maintained for the duration of the works. - Store all material on hardstanding or in buildings to prevent artificial refuges from being created.
General bat Information	No development will occur until bat surveys consistent with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) (Collins, 2023) have been undertaken in the appropriate survey season, May to September (Mid-May to August optimal). The Three Tests to be answered before planning can be granted (NE, 2017): <i>Test 1:</i> Regulation 53(2)(e) states: a licence can be granted for the purposes 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”. Test 1 can be achieved via the ‘imperative reasons of overriding public interest’. Although not for the ecologist to determine the planning officer will on grant of consent. <i>Test 2:</i> Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative” Test 2 would be achieved on the grant of consent as no other sites have been considered for the development. <i>Test 3:</i> Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental

	to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.” Test 3 will be achieved once full emergence/re-entry surveys are conducted and full mitigation appropriate to species and population has been designed and implemented via an NEPS licence issued from the statutory authority (Natural England) if this becomes necessary following a dusk and pre-dawn survey.
Lighting	Any lighting near or shining onto any trees/buildings etc, will be designed to minimise the impact it has on potential species and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimised to as low as possible. This will ensure that the foraging and commuting resources that the protected species are likely to be using is maintained.

Table 19: The local authority has a duty to enhance biodiversity in its day-to-day duties; the following are suggested enhancements that are easily installed into a development and can be cost-effective whilst ensuring a gain for local wildlife.

Work	Specification
Bat, bird and insect box enhancement.	Bat tubes can be installed in the new dwelling (Figure 22). These require no maintenance, can be installed on a gable end/under an eave (no less than 3m above ground level), face south or north and can be faced in any material to provide an aesthetic matching the building.  Figure 22: Example of bat tube.

Bird boxes for a variety of different species can also be installed.

A selection of open-fronted boxes and songbird boxes can be installed (Figure 23 and Figure 24); it is recommended that a minimum of two of each of the boxes are installed. These will be installed at a minimum of 2m high and ideally face north to east.



Figure 23: Robin box.



Figure 24: Songbird box.

A variety of insect boxes can be installed in the area; a minimum of one box is recommended (Figure 25 and Figure 26).



Figure 25: Urban bee nesting box, used for solitary bees and wasps.



Figure 26: Bug biome, ideal for ladybirds, lacewings and bees.

Swifts *Apus apus*

Swift nest bricks (Figure 27) are recommended due to the increased lack of nesting opportunities swifts are finding in modern-built dwelling homes.

Information is adapted from the RSPB <https://www.rspb.org.uk/our-work/rspb-news/news/stories/swift-advice-for-ecologists/> and <http://actionforswifts.blogspot.com>

The following will be undertaken:

- Wherever possible, swift bricks will be installed into new or restored buildings to increase the overall availability of nest sites for swifts and other species. Birds such as house sparrows can use swift bricks, but swifts cannot use house sparrow nest bricks.
- Integral swift bricks are the preferred option for new housing developments. These should be fitted in clusters of 2 to 4 on gable ends

and near the roofline where swifts would naturally look for a potential nest site.

- Try to ensure swift bricks have a minimum of 5m clearance beneath and in front. Always avoid locating them above doors and windows to help prevent a disturbance issue to both the birds and human owners.
- Alternatively, swift boxes (Figure 28) can be placed on the external walls of a building where the installation of swift bricks is not possible.



Figure 27: Example of swift bricks, that can be built into a dwelling, Source: <https://www.birdbrickhouses.co.uk/brick-nesting-boxes/>



Figure 28: Swift box, source: <http://actionforswifts.blogspot.com/p/diy-swift-box-designs.html>

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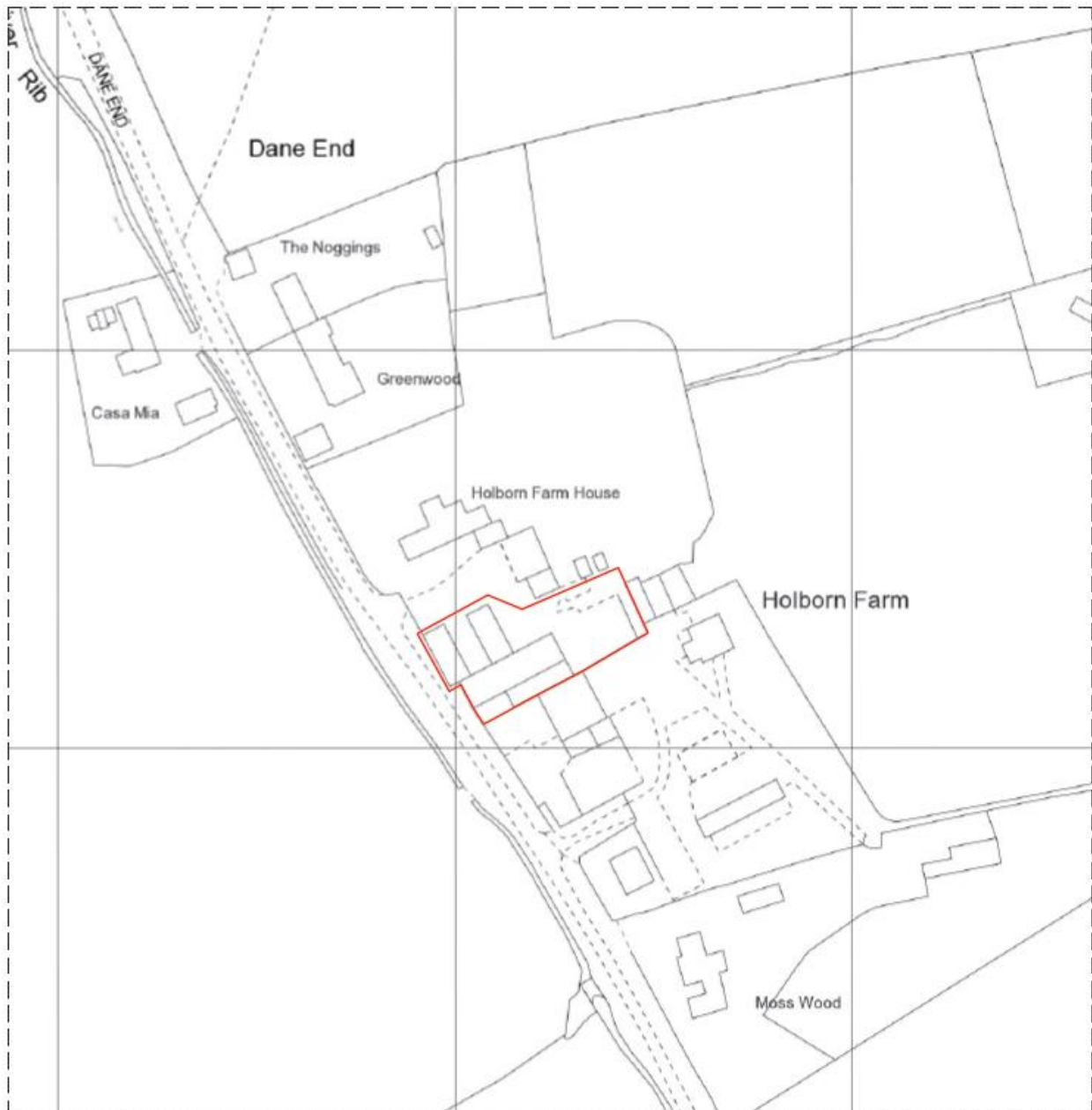
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(Accessed at time of report)

Existing site plan (Will Gamble Architects, 2021)

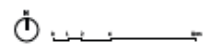
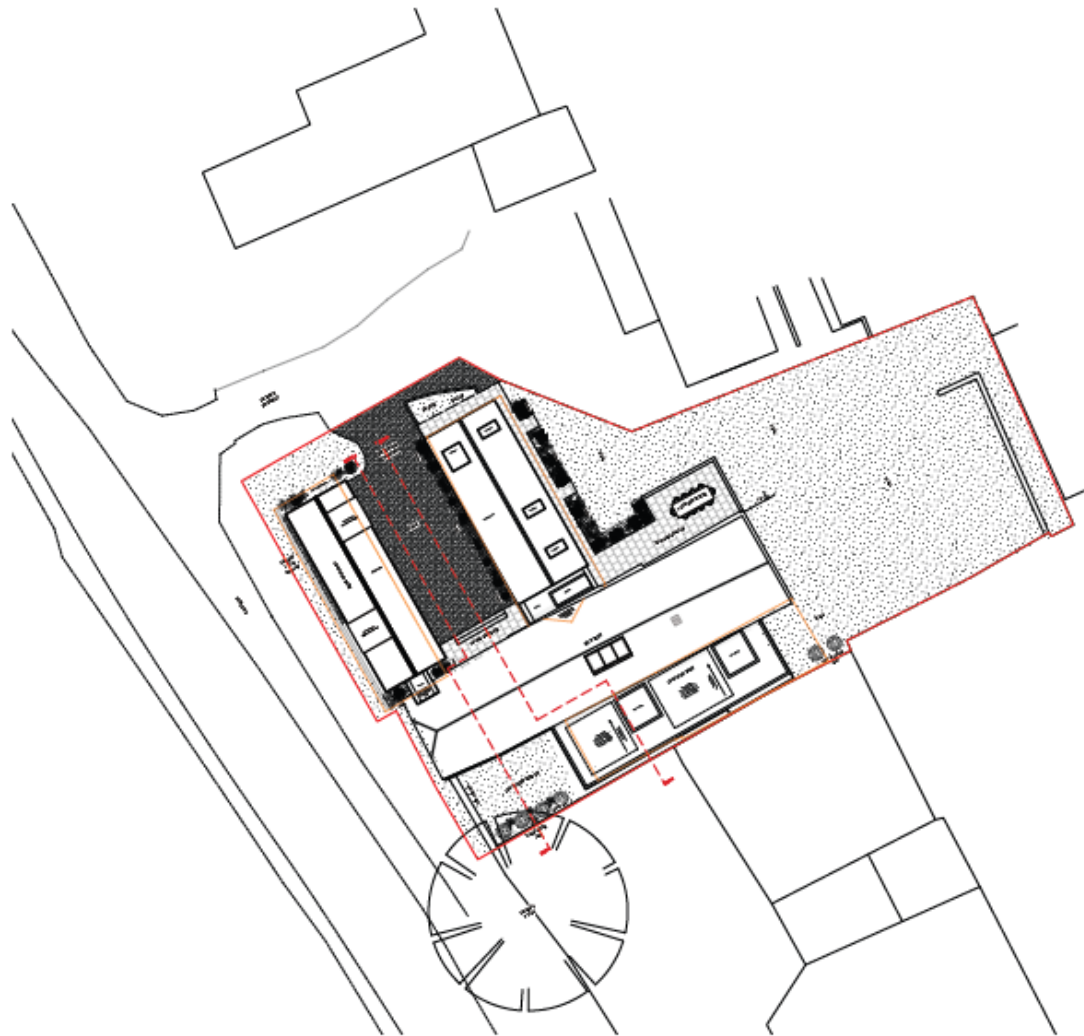
Appendix I - Site Plans



Site Location Plan (Will Gamble Architects, 2025)



Project: 272_Halborn Barn



Copyright

Key

Notes

Revisions

PI 24/04/2025 Planning Note

PLANNING

Client: Linn & Friends Comedy

Project: Halborn Barn

Scale: 1:200 (A3) 1:100 (A2)

Date: 25/04/2025

300-PI Site Plan

Will Gamble Architects (Barrow) Limited (UK) Ltd

Will Gamble Architects

Proposed Site Plan (Will Gamble Architects, 2025)