Bat Survey - Preliminary Roost Assessment

2 Church Lane, Kimpton, Hitchin, Hertfordshire SG4 8RP

Mr Ben Purple

Status	Version	Name	Date
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Executive summary

- Arbtech Consulting Ltd. undertook a Preliminary Roost Assessment at 2 Church Lane, Kimpton, Hitchin, Hertfordshire SG4 8RP on 19th January 2018. The aim of the assessment was to consider the value and suitability of the site for roosting bats.

- This report is prepared in support of a future listed building planning application with North Hertfordshire District Council. The proposed development is described as:
  - The conversion of a barn into a residence, including linking it to the main house on site.

Recommendations - This is work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent.

Survey feature	Recommendations
B1 (barn)	**One** bat emergence/re-entry survey is required during the active bat season (May – September) to provide more evidence of presence or likely absence. This should be completed during the optimal survey period mid-May to August inclusive. This survey can be a dawn re-entry survey and the surveys should be spaced at least three weeks apart to comply with national guidelines. **Two** surveyors are required to provide full coverage of B2. If bat roosts are confirmed in the building two further surveys will be required to inform a European Protected Species Mitigation Licence application to Natural England. As we are now within the unfavourable time of year to undertake these bat activity surveys, an Outline Mitigation Strategy with appropriate recommendations should be written if the Local Planning Authority is to fully consider the impact of the proposals on bats. This strategy should assume the presence of a bat roost proportionate to the location and can be modified if necessary once the results of the recommended follow-up activity surveys are known. In this situation only (i.e. once an outline mitigation strategy has been submitted to the LPA and approved), any outstanding surveys could be secured as a Condition of Approval.
B2 (house)	No further surveys required based on the current plans.

	If the plans change and the main roof of the hosue is to be affected, this building will require further surveys to provide more evidence of presence or likely absence. i.e. Three surveys to be completed during the active bat season, with at least two of the surveys undertaken during the optimum survey period (mid-May to August), one of the surveys must be a dawn re-entry survey. Three surveyors required to provide full coverage of the building (or one additional surveyor if undertaken at the same time as B1).
Breeding birds	Works should be undertaken outside the bird breeding season (1st March to 31st August inclusive). If this timeframe cannot be avoided, a close inspection of the buildings to be affected should be undertaken immediately prior to clearance. All active nests will need to be retained until the young have fledged.

For full justification of these recommendations, please go straight to section 4.0 Conclusions, Impacts and Recommendations. Otherwise, the full report starts below.

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1.0 Introduction and Context

1.1 Background

- Arbtech Consulting Ltd were commissioned by Mr Ben Purple to undertake a Preliminary Roost Assessment Survey (PRA) at 2 Church Lane, Kimpton, Hitchin, Hertfordshire SG4 8RP. The assessment is informed by the Bat Conservation Trust publication *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J. (Ed) 2016).
- No other ecological assessment is known to have been carried out on site by Arbtech Consulting Ltd or others.

1.2 Site Context

- The survey site is located at National Grid Reference TL 1771 1841 and covers an area of ~730m^2. There are two survey buildings on site, which are designated as B1, the barn (~50m^2) and B2, the house (~130m^2). Other buildings nearby which are not part of the proposed development were not subject to survey.

1.3 Scope of the report

This report provides a description of all features suitable for roosting bats, and evaluates those features in the context of the site and wider environment. It further documents any physical evidence collected or recorded during the site survey that establishes the presence of roosting bats. It provides information on constraints to the proposals as a result of roosting bats, and summarises the requirements for any further surveys, to inform subsequent mitigation proposals, achieve Planning or other statutory consent, and to comply with wildlife legislation.

The aim of the assessment was to determine the presence or evaluate the likelihood of presence of roosting bats, and to gain an understanding of how they could use the site. To achieve this, the following steps have been taken:

- A desk study has been carried out.
- A field survey has been undertaken, including an external survey and internal inspection where possible.
- An outline of likely impacts on any known roosts has been provided, based on current development proposals.
- Recommendations for further survey and assessment have been made, along with advice on European Protected Species Mitigation Licensing if appropriate.

A survey plan is presented in Appendix 1, the proposed Project Plan is included in Appendix 2 (where available), a summary of relevant legislation can be found in Appendix 3, and desk study results are provided in the Appendix 4.

1.4 Project Description

- This report is prepared in support of a future listed building planning application with North Hertfordshire District Council. The proposed development is described as:
    - The conversion of a barn into a residence, including linking it to the main house on site.

The proposed site plan is included in Appendix 2 (where available).

2.0 Methodology

2.1 Desk Study methodology

- Existing bat records relating to the site and a surrounding 2km radius (the study area) are required to conform to national survey guidelines, and these have been ordered from the local records centre, Hertfordshire Environmental Records Centre (HERC) to fully inform the desk study. The data search is confidential information that is not suitable for public release.

A review of the following information sources has also been undertaken to inform the assessment:

- Landscape structure using aerial images from Google Earth and OS maps
- Designated sites, habitat and granted EPSL records held on Magic.gov.uk.

2.2 Site Survey methodology

- The survey was undertaken by Craig Williams (Natural England Bat Licence Number: 2015-11169-CLS-CLS) on 19th January 2018.

All features that will be impacted by the project proposals were assessed for their bat roosting and/or commuting habitat. The surveyor systematically surveyed all features suitable for-bats and signs of bat activity.

For any surveyed buildings:

A non-intrusive visual appraisal from the ground using binoculars, inspecting the external features of the building(s) for potential access/egress points, and for signs of bat use. An internal inspection of the building was also made, including the living areas of derelict or abandoned buildings and the accessible roof spaces of all buildings, using an endoscope, torch and ladders. The surveyor paid particular attention to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and carried out a detailed search of numerous features within the roof space.

For any surveyed trees

A visual inspection from ground level using binoculars and where accessible an internal inspection of suitable roosting features using an endoscope, torch and ladders.

2.3 Breeding birds and other incidental observations

The surveyor also made note of any other ecological constraints observed during the survey, notably the likelihood of presence or signs of breeding birds, and the suitability of the site for barn owls *Tyto alba*.

2.4 Suitability Assessment

All affected survey features on site were categorised according to the likelihood of bats being present, in line with best practice guidelines (Collins, J. (ed) 2016). The features that dictate the likelihood of roosting bats are summarised in Tables 1 and 2 below. Roost suitability is classified as high, moderate, low and negligible and dictates any further surveys required before works can proceed.

Table 1: Features of a building that are correlated with use by bats

Likelihood of bats being present	Feature of building and its context
Higher	Buildings/structures with features of particular significance for roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat on site and surrounding landscape of high quality for foraging bats 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 bats e.g. river and or stream valleys and hedgerows. Site is proximate to known or likely roosts (based on historical data).
Lower	A small number of possible roost sites/features, used sporadically by more widespread species. Habitat suitable for foraging in close proximity, but isolated in the landscape. Or an isolated site not connected by prominent linear features. Few features suitable for roosting, minor foraging or commuting.

Table 2: Features of a tree that are correlated with use by bats

Likelihood of bats being present	**Feature of tree and its context**
Higher	A tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Lower	A tree of sufficient size and age to contain potential roosting features but with none seen from the ground or features seen with only very limited roosting potential.

2.5 Limitations – evaluation of the methodology

It should be noted that whilst every effort has been made to describe the features on site in the context of their suitability for roosting bats, this does not provide a complete characterisation of the site. This survey provides a preliminary view of the likelihood of bats being present. This is based on suitability of the habitats on the site and in the local area, the ecology and biology of bats as currently understood, and the known distribution of bats as recovered during the desk study.

- There were no specific limitations to the survey regarding internal access, exterior visibility, safety from biotic (e.g. wasps) or abiotic (e.g. asbestos) sources or adverse weather. Therefore, the survey was carried out to its fullest extent, and the conclusions are made based on the maximum range of evidence.

3.0 Results and Evaluation

3.1 Desk Study Results

A summary of desk study results is provided below; full details are included in Appendix 4.

3.2 Designated sites

Table 3 provides details of any designated sites including their reasons for notification. Any relevant locations and extents are illustrated in Appendix 4.

Table 3: Designated sites within 1km radius of the site

Designated Site Name	**Distance from Site (approx.)**	**Reasons for Notification from Natural England and/or BRD or LPA policy maps**
Statutory Sites		
None	N/A	N/A
Non-Statutory Sites		
None known	N/A	N/A

3.3 Landscape

The survey site is situated within the village of Kimpton, with moderate density houses and gardens the immediate land use in the vicinity. These would provide limited foraging and commuting habitat for bats. The village is surrounded by large arable fields with relatively thin and interspersed hedge boundaries which might hamper commuting to the north and east, although the pattern is stronger to the south. An area of woodland ~460m to the west connects to the village and would be accessible as an important foraging habitat for local bats. Other areas of woodland are scattered in the landscape. In conclusion, the local area provides average commuting and foraging habitat for bats.

Priority habitats within 1km of the site are listed in Table 4.

Table 4: Priority Habitat Inventory within 1km (Magic.gov.uk):

Habitat	**Closest distance from site**
National Forest Inventory	~130m south-west
Traditional orchard	~140m south
Deciduous woodland	~140m south-west
Ancient woodland	~420m north



Figure 1: Aerial photo of site, showing landscape structure

3.4 Historical records

- To conform to best practice guidelines, historic bat records within a 2km radius of the site have been obtained from the local biological records centre (HERC). These are analysed and summarised below in Table 5 below:

Table 5: Historical records of confirmed bat species within 2km of the site

Common name	**Scientific binomial**	**Number of records**	**Most recent record**	**Any roost records?**
Common Pipistrelle	*Pipistrellus pipistrellus*	22	2016	Yes
Brown Long-eared Bat	*Plecotus auritus*	13	2016	Yes
Soprano Pipistrelle	*Pipistrellus pygmaeus*	2	2016	No
Serotine	*Eptesicus serotinus*	2	2016	No
Noctule	*Nyctalus noctula*	1	1978	No
Natterer's Bat	*Myotis nattereri*	1	1991	No

A 2km radius search of the Magic database for granted European Protected Species Mitigation Licences (EPSMLs) for bats was undertaken and details are provided in Table 6 below.

Table 6: Granted EPSMLs (bats) within 1km of the site

Case reference of granted application	**Approx. distance from site**	**Bat Species Effected**	**Licence Start Date:**	**Licence End Date:**	**Impacts allowed by licence**
2014-3918-EPS-MIT	~700m south-west	Common pipistrelle	08/10/2014	31/08/2019	Destruction of a resting place

3.5 Field Survey Results

- There are two survey buildings on site. These are designated as B1 and B2 and are illustrated in the map in Appendix 1. The environmental variables recorded at the time of the survey are shown in Table 7.

Table 7: Environmental variables during the survey

Date: 19/01/2018	
Temperature	6°C
Humidity	70%
Cloud Cover	30%
Wind	2 m/s
Rain	None

3.6 Site Feature descriptions

Building descriptions

- **B1 – Barn**

  B1 is a timber framed barn. It is ~8m long, ~6m wide and has a saltbox roof of clay tiles, of an average condition but with several loose or missing examples. Some of these leave suitable roosting crevices, although the underside is unlined as seen internally. Mortar at the end tiles is slightly cracked and weathered. The barn is open and accesible through large door frames, and areas of wall where timber weatherboarding has been stripped. Some of this weatherboarding remains around the barn and on the gable ends, where it is loose in places creating more crevices.

  Interior

  The interior of the barn is open to the roof and is supported by asymetrical trusses, with an interal timber wall at the southern end. Some empty mortice and tenon joints in the main timber elements are shallow and cobwebbed. Much of the barn has been replaced with reclaimed wood.

- **B2 – House**

  B2 is a brick built, two storey cottage house. The majority of it will remain unaffected, but the proposed connection section between itself and B1 will join onto the eastern elevation, where an existing single storey conservatory is located. This has a sloping roof of cement tiles, of a good condition without holes or gaps. The development will not affect any other roof areas, which are formed of traditional clay tiles with crevices of bat roosting value. The exterior walls in the affected section do not have any cracks or fissures of bat roosting value.

  Interior

  The timber loft space of B2 is ~9m long from east to west from the proposed development elevation, and ~5m wide. It is dusty and shallow, with an intact bitumen membrane without holes or tears.

- **Bat evidence found on site**

  No bat evidence was found within the main barn of B1, or the loft space of B2. The concrete floor of the barn helped the search, and none were discovered. This indicates that neither space is used for roosting by void dwelling bats. The loose roof tiles of both buildings could be used by crevice-dwelling bats, without leaving accessible evidence to find during the survey.

- **Nesting birds**

  A bird's nest was found within B1, and it could be used again in the breeding season. No nesting evidence was found on or in B2.



Photo 1: Looking south-west at the north-eastern corner of B1. B2 can be seen in the background.



Photo 2: Looking east at the north-western corner of B1.



Photo 3: Looking north at the southern elevation of B1 (right) and B2 (left).



Photo 4: The interior of B1.



Photo 5: The typical condition of roof tiles on B1, showing roosting value for bats.



Photo 6: The loft space of B2.



Photo 7: Looking east at the western elevation of B2 from the road. B1 can be seen on the left.

4.0 Conclusions, Impacts and Recommendations

4.1 Informative guidelines

Bats are protected under the Wildlife and Countryside Act and Conservation Regulations; see Appendix 3 for a summary of legislation protecting bats in the UK. Legislation protects all wild birds whilst they are breeding, and prohibits the killing, injuring or taking of any wild bird or their nests and eggs. Certain species of bird, including the barn owl, are subject to special provisions; it is an offence to disturb any bird or their young during the breeding season.

There are three possible outcomes of this survey, each with specific recommendations. These are outlined below:

Confirmed bat roost

Best practice survey guidelines (Collins, 2016) recommends additional surveys for confirmed roosts. Three further surveys are required to characterise the bat roost present including species, roost type and access points to inform a European Protected Species Mitigation Licence (EPSML) application with Natural England. Surveys must be completed during the active bat season (May – September). At least two of the surveys should be completed during the optimal survey period mid-May to August, and at least on the surveys should be a dawn re-entry survey (Collins, J. 2016).

Low, moderate or high likelihood of a bat roost present

Best practice survey guidelines (Collins, 2016) recommends additional surveys for features assessed as having low to high suitability for roosting bats. One, two or three further surveys are required to confirm presence/likely-absence of a bat roost, based on a low, medium or high roost likelihood evaluation. Surveys must be completed during the active bat season (May – September). If more than one survey is recommended, at least one of them should be completed during the optimal survey period mid-May to August, and at least one the surveys should be a dawn re-entry survey (Collins, J. 2016). The survey effort recommended at this stage is iterative and if bats are recorded emerging from the buildings, a further survey will be required to provide sufficient information to inform an EPSML application to Natural England.

Negligible likelihood of a bat roost present

Buildings assessed as comprising negligible suitability for roosting bats do not normally require further surveys. However, if bats are found during any stage of the development, work should stop immediately and a suitably qualified ecologist should be contacted to seek further advice.

Appropriate justification for this assessment is provided in Section 3 and Tables 1 and 2 of this report.

4.2 Evaluation

Taking the desk based assessment and site survey results into account, the following value for roosting bats has been placed on each site survey feature.

Table 8: Evaluation of buildings/trees on site

Ref	**Survey assessment conclusions (with justification)**	**Foreseen impacts**	**Recommendations**	**Enhancements** The Local Planning Authority has a duty to ask for enhancements under the NPPF and circular 06/2005: Biodiversity and Geological Conservation. Para.99
B1 (Barn)	This building has a **low** likelihood of being used by bats for roosting based on the evidence gathered in the desk study and field survey. Bats will also use the site for commuting and foraging in general.	As the barn is to be converted into a residential space, any bat roosts present will be destroyed. This could result in death/injury of any bats present during the works.	**One** bat emergence/re-entry survey is required during the active bat season (May – September) to provide more evidence of presence or likely absence. This should be completed during the optimal survey period mid-May to August inclusive. This survey can be a dawn re-entry survey and the surveys should be spaced at least three weeks apart to comply with national guidelines. **Two** surveyors are required to provide full coverage of B2. If bat roosts are confirmed in the building two further surveys will be required to inform a European Protected Species Mitigation Licence application to Natural England. As we are now within the unfavourable time of year to undertake these bat activity surveys, an Outline Mitigation Strategy with appropriate	➢ Dependant on the results of the further survey.

			recommendations should be written if the Local Planning Authority is to fully consider the impact of the proposals on bats. This strategy should assume the presence of a bat roost proportionate to the location and can be modified if necessary once the results of the recommended follow-up activity surveys are known. In this situation only (i.e. once an outline mitigation strategy has been submitted to the LPA and approved), any outstanding surveys could be secured as a Condition of Approval.	
B2 (House)	This building has a **low** likelihood of supporting roosting bats based on the evidence gathered in the desk study and field survey.	This building is not currently included in the proposed works (see Appendix 2). Aside from the unsuitable roof of the single storey conservatory. Any bat roost in or on B2 will therefore be retained.	No further surveys required based on the current plans. **If the plans change and the main roof of the hosue is to be affected**, this building will require further surveys to provide more evidence of presence or likely absence. i.e. Three surveys to be completed during the active bat season, with at least two of the surveys undertaken during the optimum survey period (mid-May to August), one of the surveys must be a dawn re-entry survey. Three surveyors required to provide full coverage of the building (or one additional surveyor if undertaken at the same time as B1).	

Breeding birds	Birds could use the barn on site for nesting.	Active nests could be destroyed during any vegetation removal or renovation.	Any works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the buildings to be affected should be undertaken immediately prior to clearance. All active nests will need to be retained until the young have fledged.	To enhance the value of the site for breeding birds, it is recommended that habitat enhancements are included as part of the development: ➢ 2x Schwegler 1B nest boxes on retained trees. These nest boxes should be positioned 3-5m in height and with clear flight paths to their entrances. All boxes should be of the Schwegler type. These are made from woodcrete and are known to be used by those individual species they are designed for. The materials used in their construction means that minimal maintenance is required with an expected lifespan of 25 years plus can be expected.

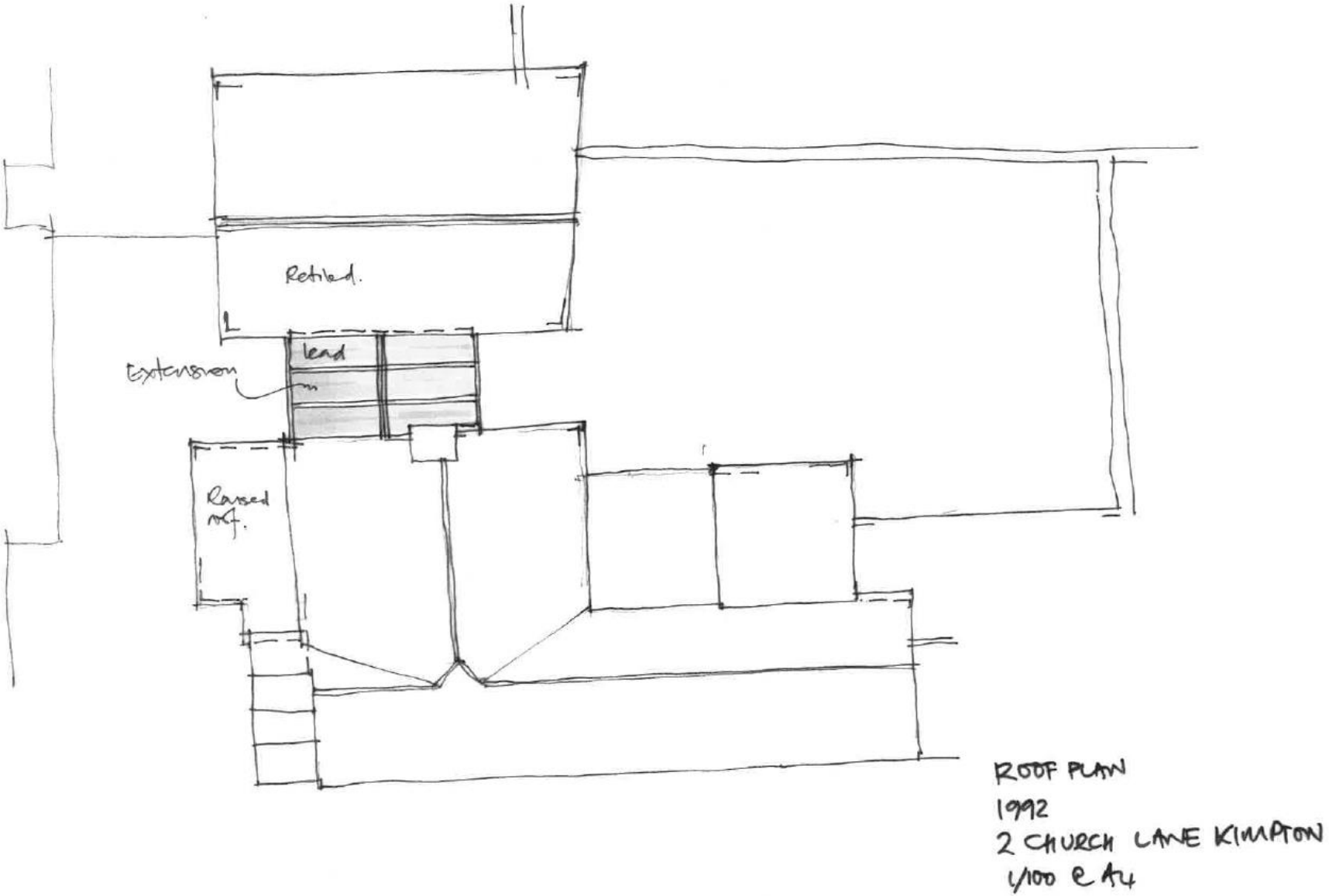
5.0 Bibliography

- British Trust for Ornithology (2016) www.bto.org/about-birds/nnbw/putting-up-a-nest-box
- Collins, J. (ed.) (2012). Bat Surveys for Professional Ecologists —Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
- Garland & Markham (2008) Is important bat foraging and commuting habitat legally protected?
- Google Earth (2018).
- Magic database (2018) http://www.magic.gov.uk/MagicMap.aspx
- Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Appendix 1: Survey Plan



Appendix 2: Proposed Site Plan



Appendix 3: Legislation and Planning Policy related to bats

LEGAL PROTECTION

All species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2.

Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species (e.g. all bats)
- Deliberate disturbance of bat species as:

  a) to impair their ability:

    (i) to survive, breed, or reproduce, or to rear or nurture young

    (ii) to hibernate or migrate

  b) to affect significantly the local distribution or abundance of the species

- Damage or destruction of a breeding site or resting place

Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

Effect on development works:

A European Protected Species Mitigation (EPSM) Licence issued by the relevant statutory authority (e.g. Natural England) will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored.

The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008)

NATIONAL PLANNING POLICY (ENGLAND)

National Planning Policy Framework

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as UK Biodiversity Action Plan priority species) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

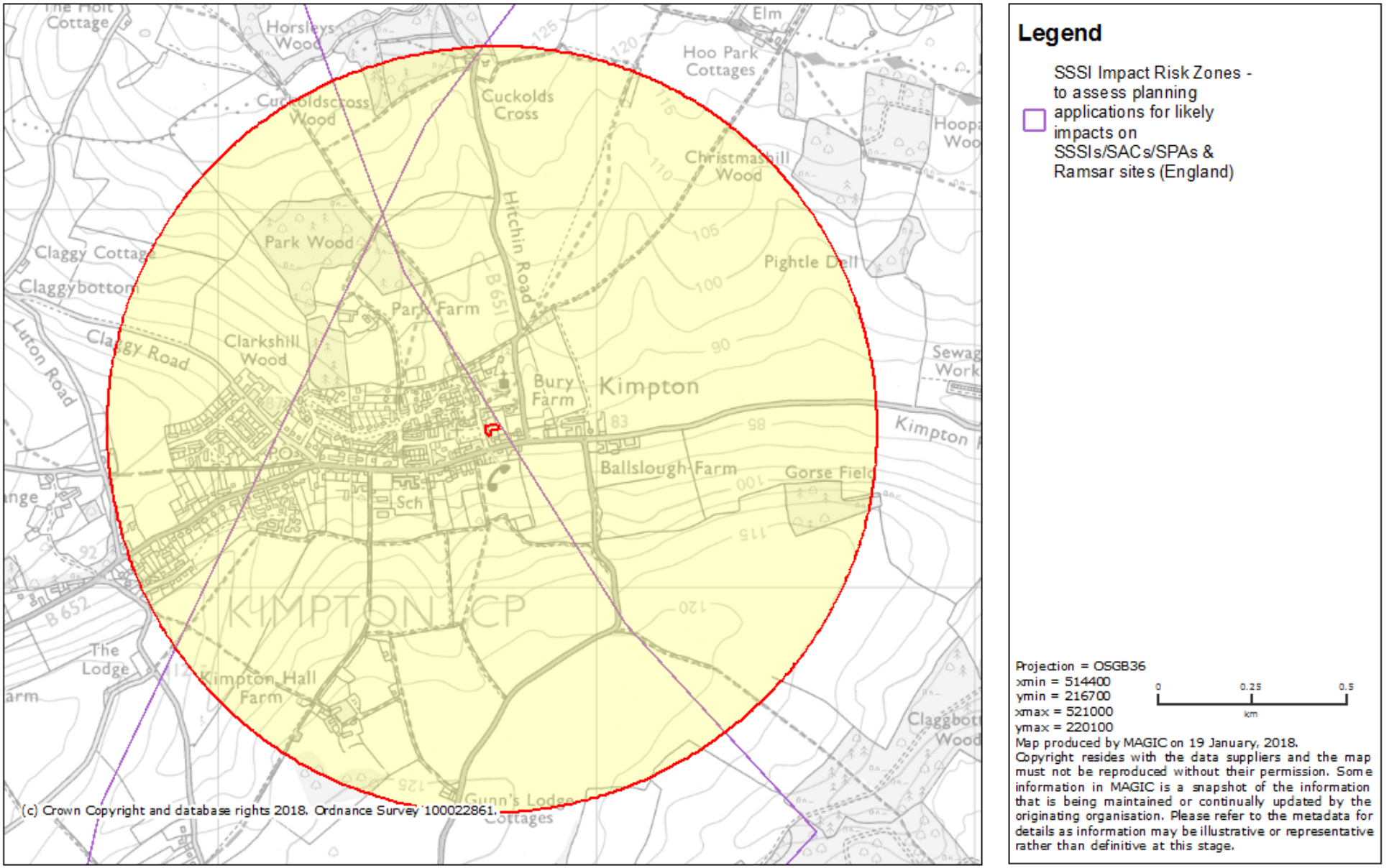
The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act, 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

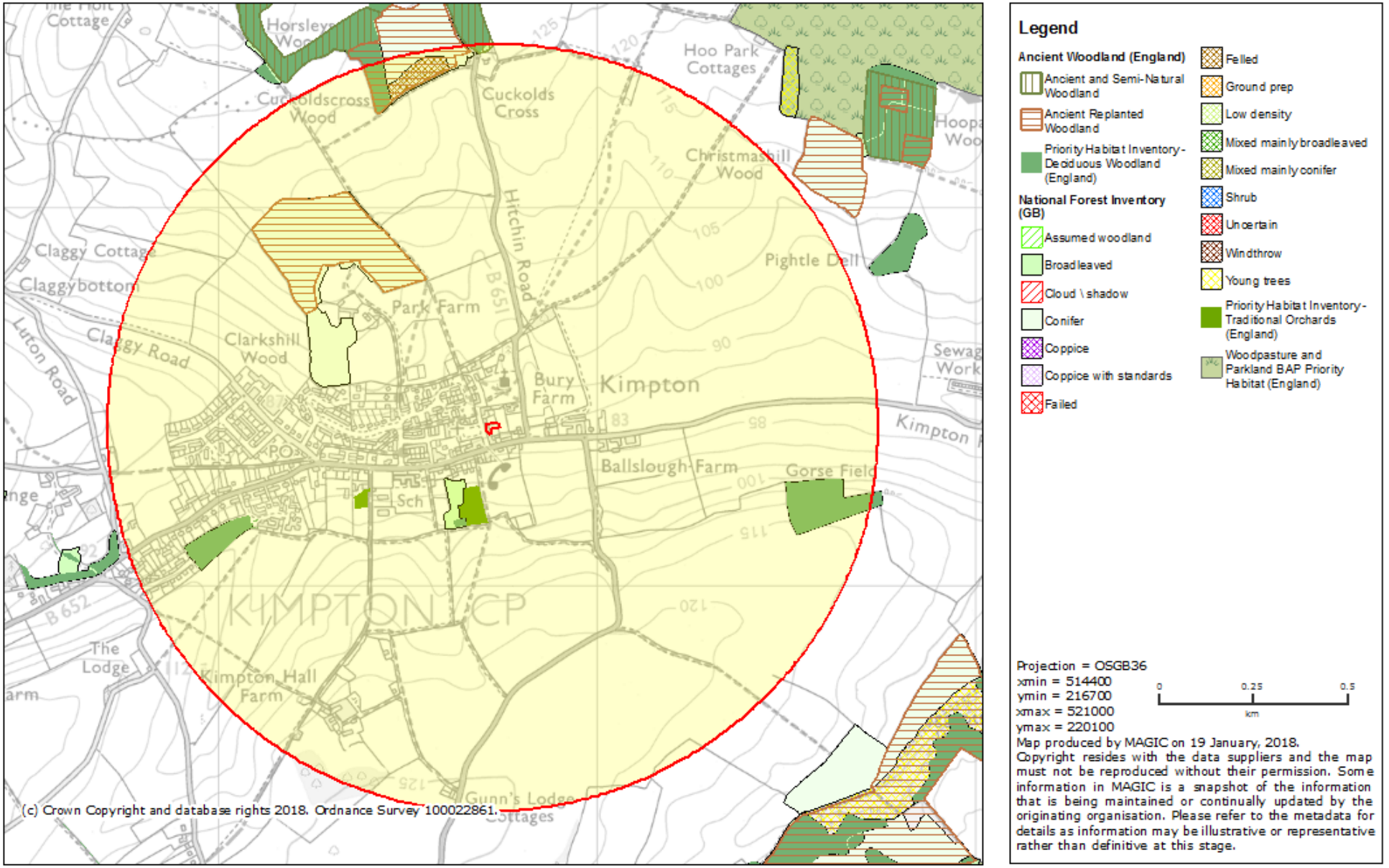
Section 41 of the Act (Section 42 in Wales) requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity.' This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

Appendix 4: Desk Study Information

Statutory sites



Habitats



Legend

Ancient Woodland (England)
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)

National Forest Inventory (GB)
- Assumed woodland
- Broadleaved
- Cloud \ shadow
- Conifer
- Coppice
- Coppice with standards
- Failed
- Felled
- Ground prep
- Low density
- Mixed mainly broadleaved
- Mixed mainly conifer
- Shrub
- Uncertain
- Windthrow
- Young trees
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)

Projection = OSGB36
xmin = 514400
ymin = 216700
xmax = 521000
ymax = 220100

0 0.25 0.5
km

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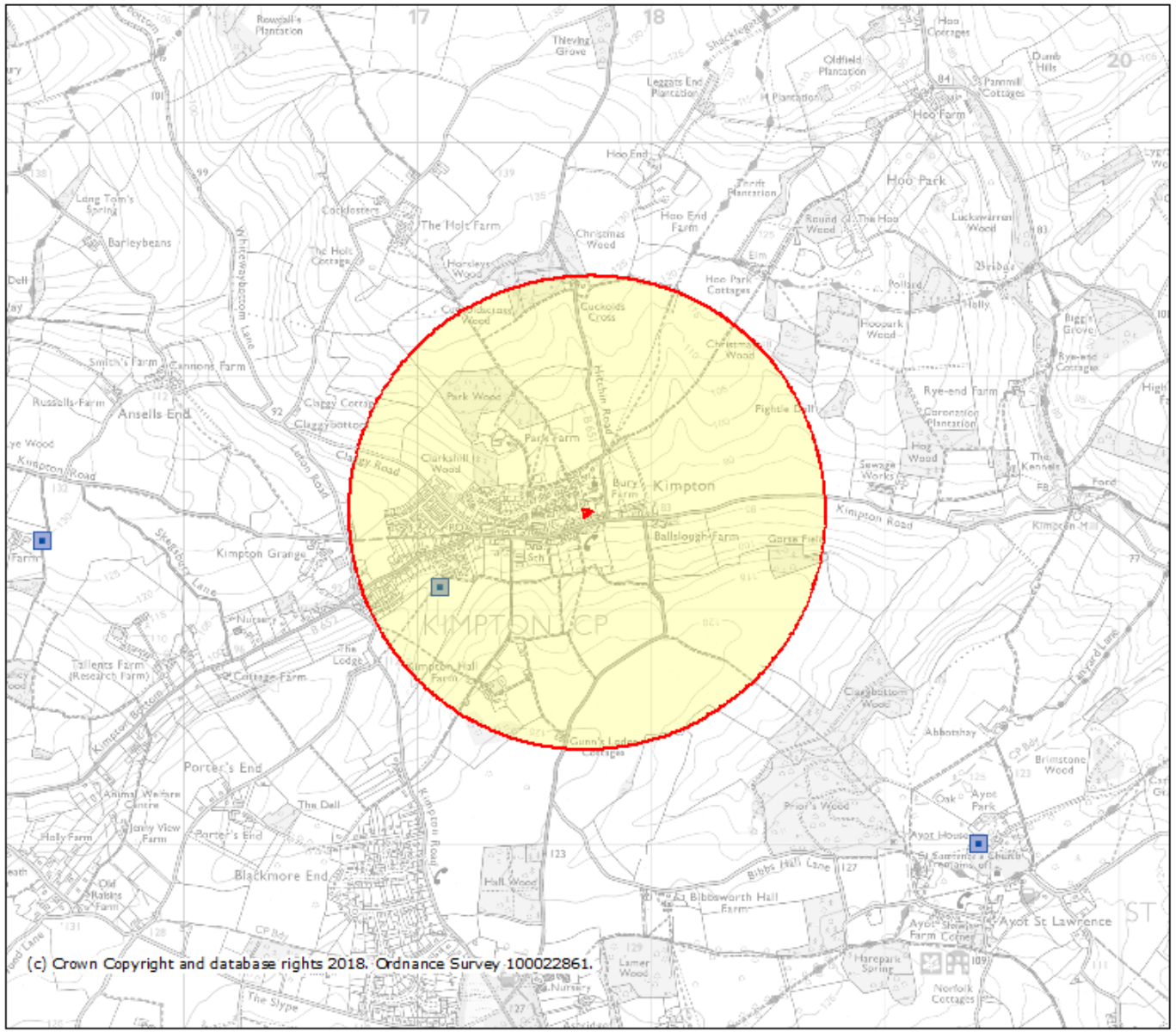
EPSMLs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KIMPTON CP
Kimpton
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Park Farm
Kimpton Grange
Ballslough Farm
Kimpton Hall Farm
Bibbsworth Hall Farm
Ayot House
Ayot Park
Hoo Park Cottages
Rye-end Farm
Hitchin Road
Kimpton Road
Bibbs Hall Lane
Whitewaybottom Lane
Clagg Corner
Clagybottom
Clarkshill Wood
Park Wood
Hoo Park Wood
Hall Wood
Claybottom Wood
Prior's Wood
Brimstone Wood
Lucksparrow Wood
Hoo Park Wood
Christmas Wood
Cuckolds Cross
Rowsell's Plantation
Thieving Grove
Lezzats End Plantation
Oldfield Plantation
Pammil Cottages
Dumb Hills
Long Tom's Spring
Barleybeans
Cannons Farm
Russells Farm
Smith's Farm
Tallens Farm (Research Farm)
Cottage Farm
Animal Welfare Centre
Hall Farm
Old Rabbits Farm
Holly Farm
Jolly View Farm
The Dell
Steeplebury Lane
Kimpton Bypass
Nursery
The Lodge
Gunn's Lodge Cottages
Norfolk Cottages
Harepark Spring
Lamer Wood
Hall Wood
Abbotsbay
Oak
Ayot Farm Cottages
St Lawrence Church
Hoo End
Hoo End Farm
Hoo Cottages
Round Wood
The Hoo
Polland
Tally
Bridge
Bigg's Grove
Rye-end Cottages
Coronation Plantation
Hog Wood
Sewage Works
The Kennels
Ford
Kimpton Hall
Gorse Field
Fightle Dell
Sch
Pond
Farm
Cottages
Nursery
Slope
Lane
Road
Wood
Park
Hall
Farm
Cottages
Grange
Hoo
Ayot
Bibbs
Hall
Lane
Kimpton
Road
Bypass
Lane