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Report prepared for: Victoria Carter

For the Site of: Black Barn, Deadman's Hill, Sandon, Herts SG9 0RJ

Version:	Written by:	Checked by:	Final:
Draft	Martin O'Connor 17/06/2024		
Final	Martin O'Connor 21/06/2024	Tanya O'Connor 24/06/2024	Martin O'Connor 24/06/2024

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Bat license level 3 and 4. GCN level 1, Dormouse level 1 and Barn Owl

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Barn Owl and Breeding Bird Mitigation Plan

Black Barn, Deadman's Hill, Sandon, Herts SG9 0RJ

1.0 Introduction

During a Preliminary Roost Assessment undertaken on 21/05/2024 evidence of barn owls *Tyto alba* was identified in B1 in the form of barn owl pellets.

Therefore, a mitigation report was recommended in order to compensate for the loss of the nesting habitat.

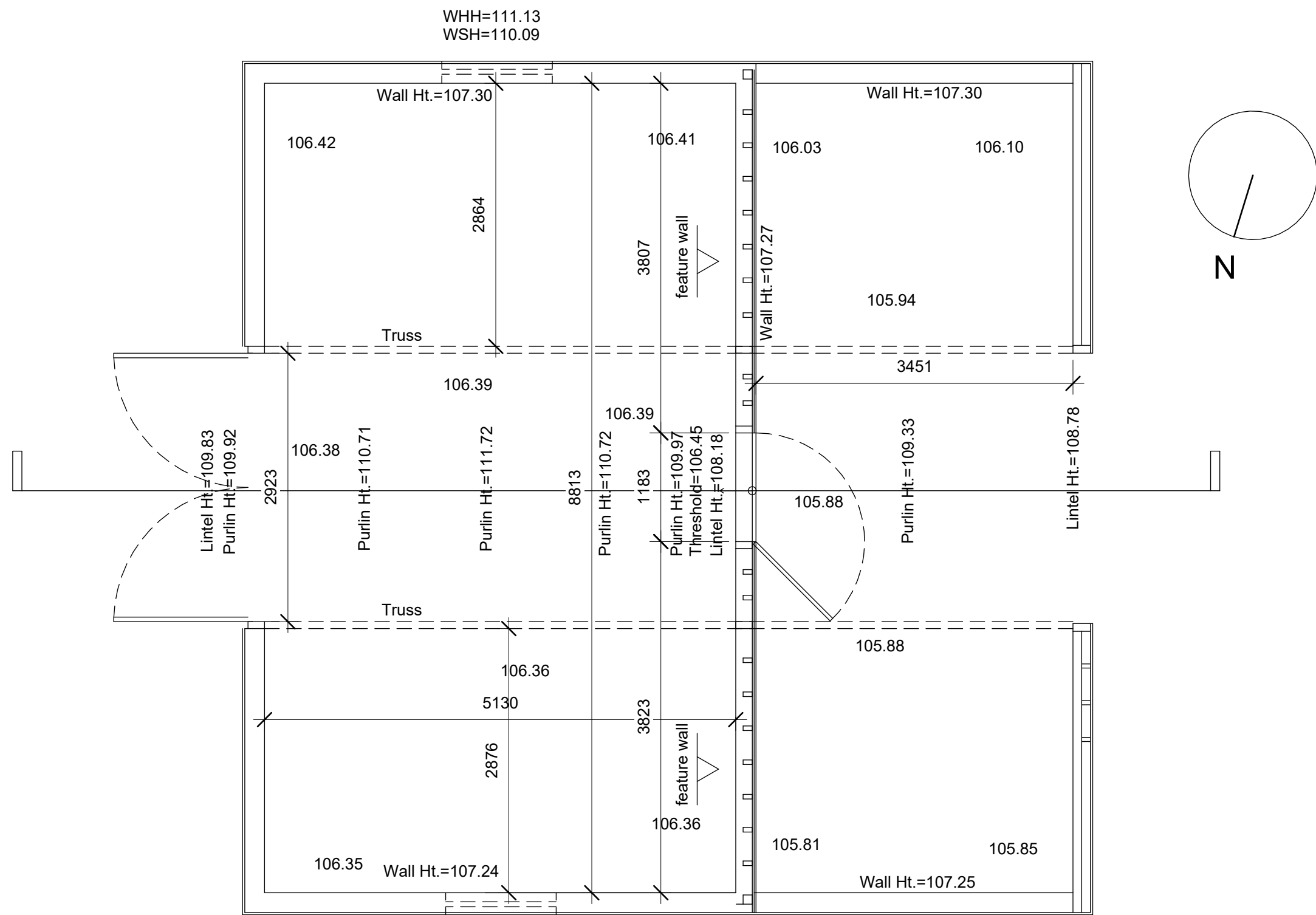
2.0 The Development Works

2.1 Works

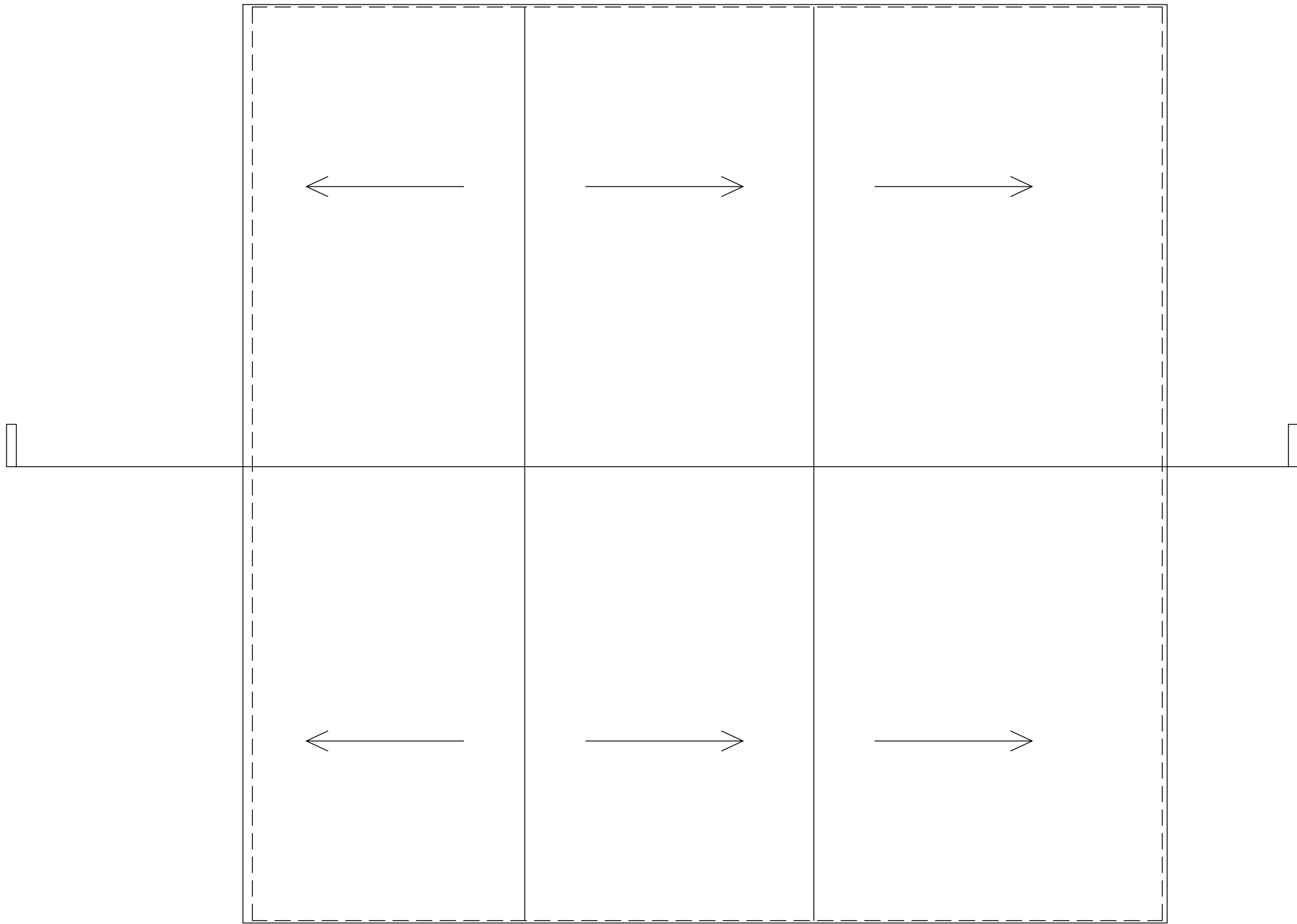
Planning permission is being sought to include for the construction of a residential dwelling (see below).



Internal feature wall



Floor plan
Footprint = 86.7m²
Gross internal area = 79.4m²



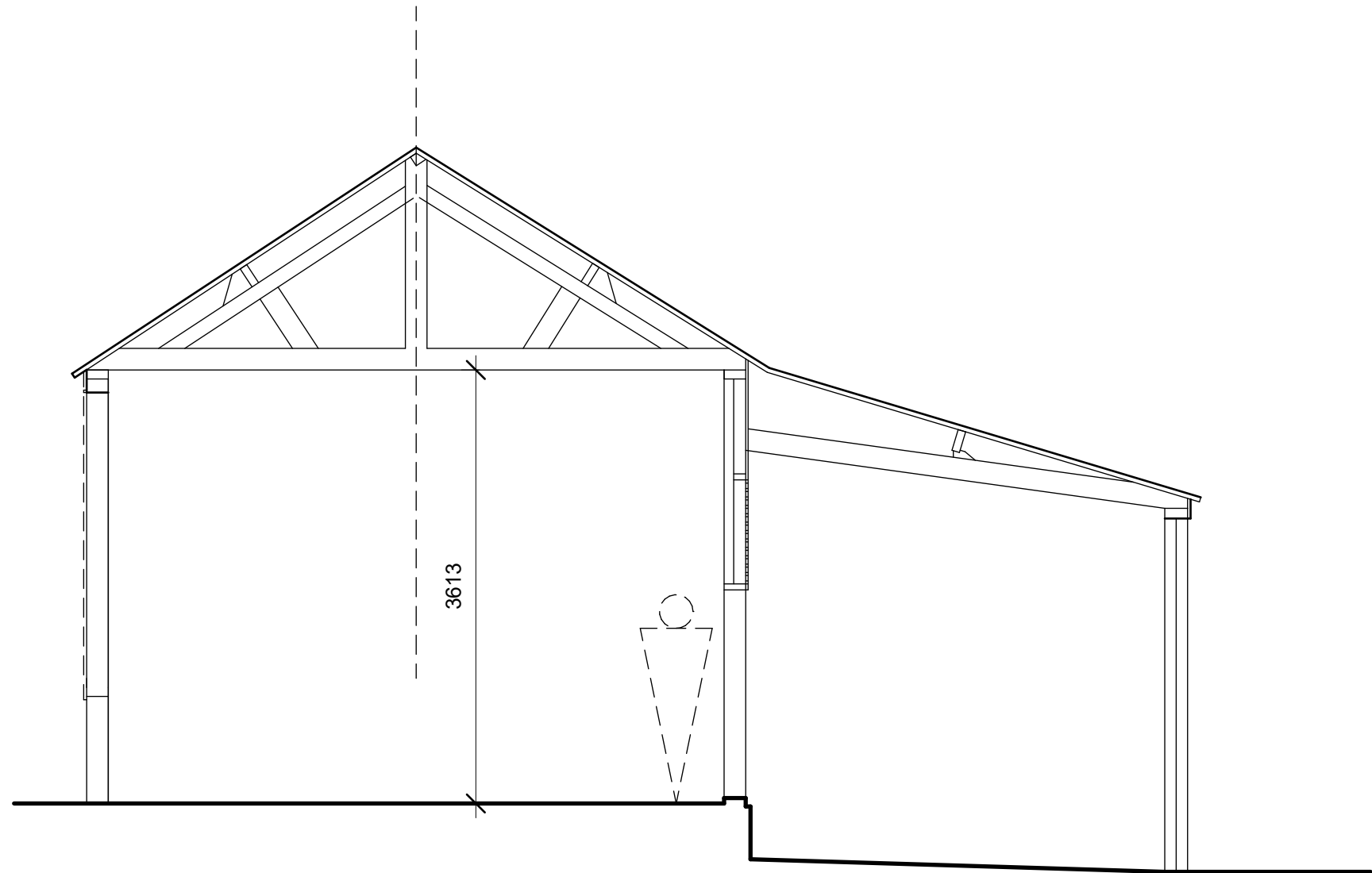
Roof plan



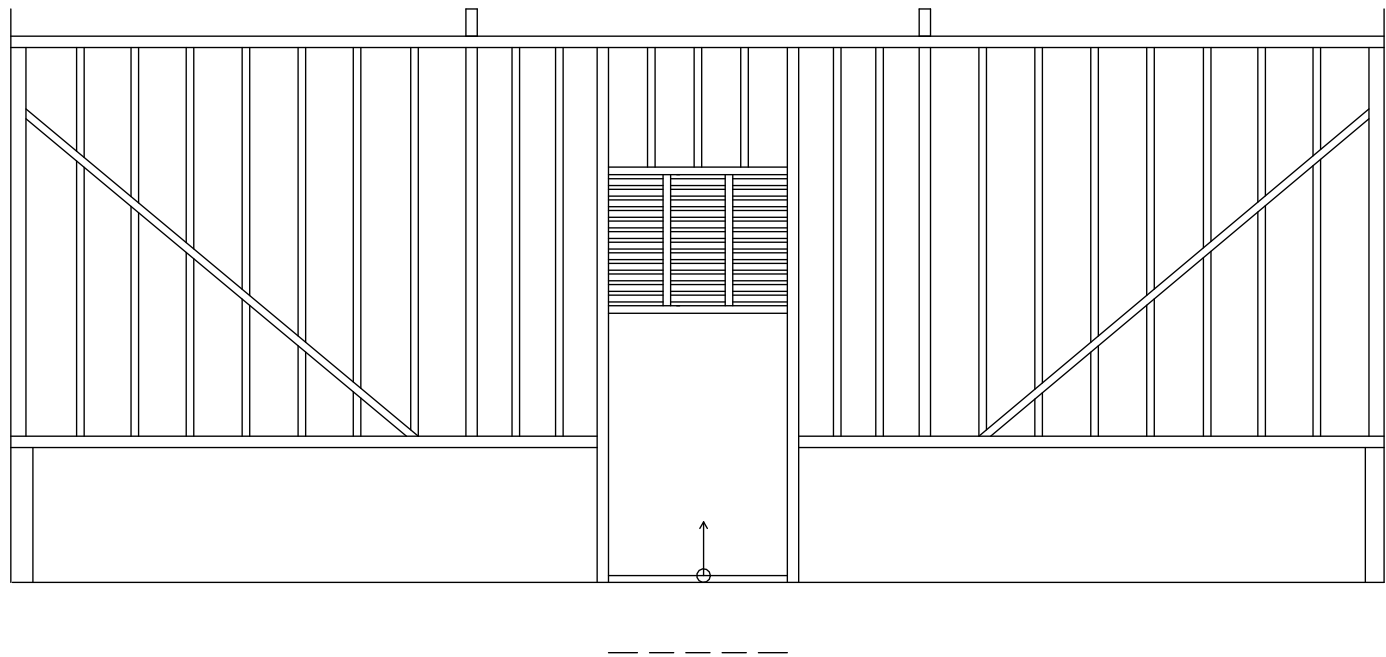
Roof truss



Internal feature wall



Section



Internal feature wall

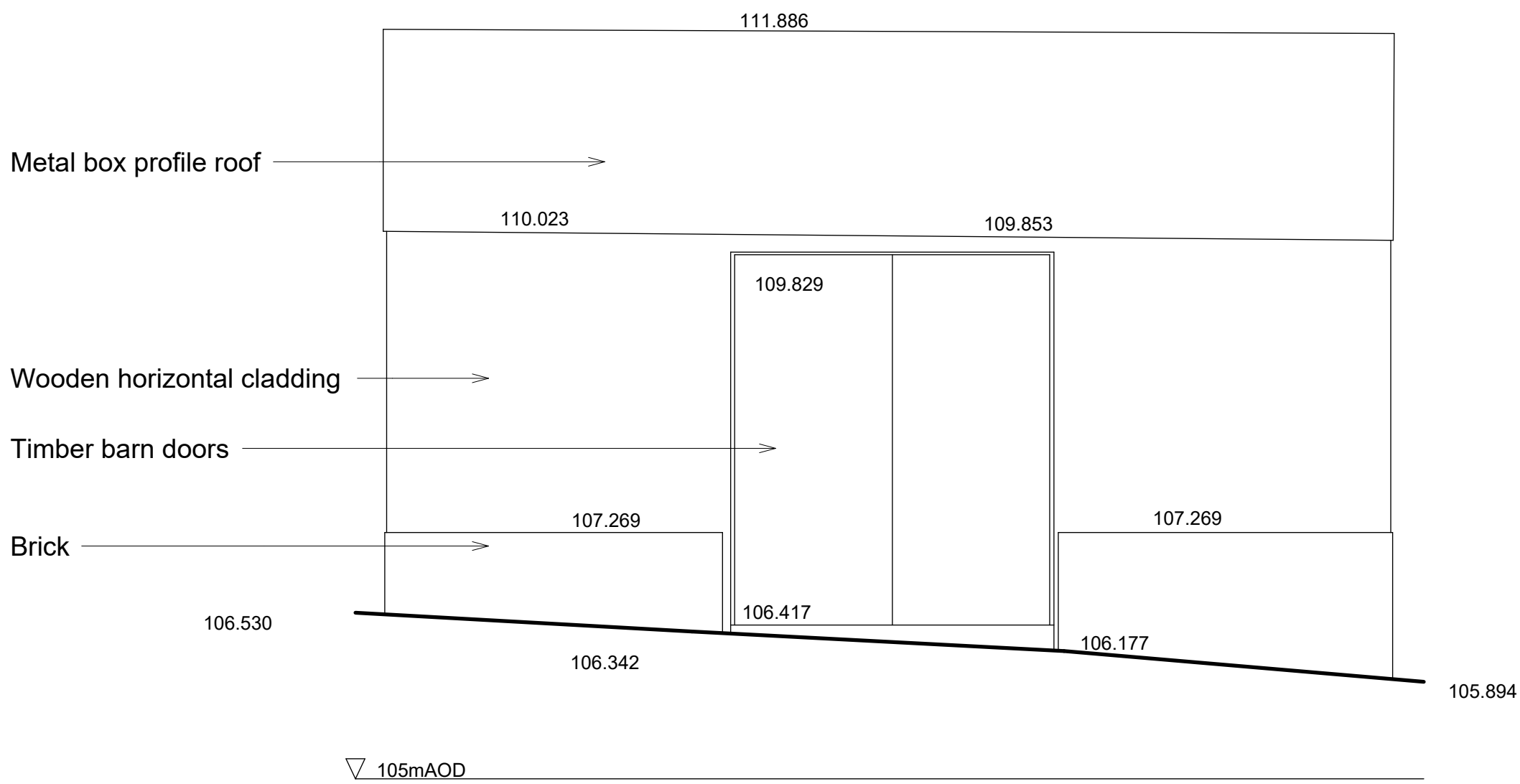


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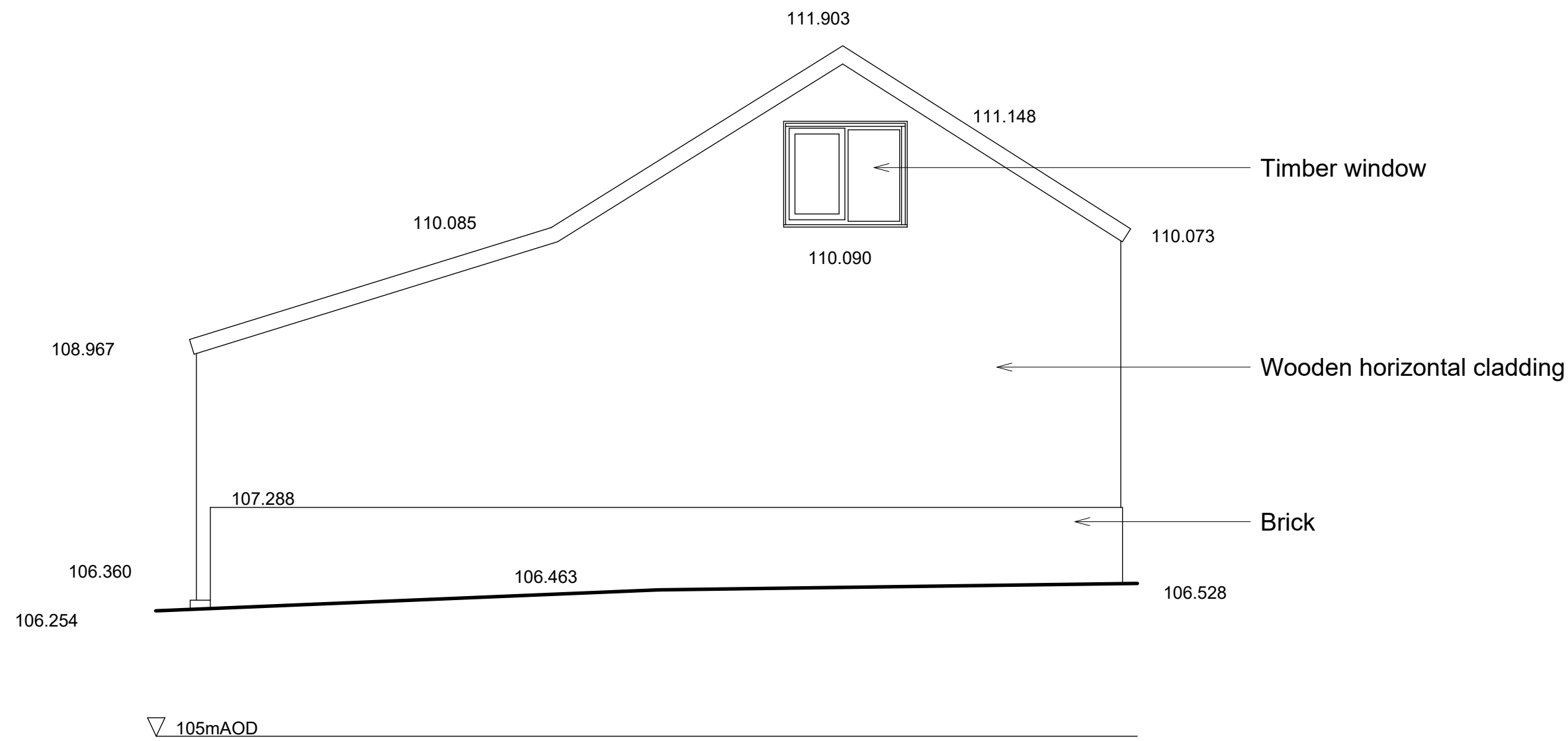
NOTES
All dimensions to be checked on site.
All drawings to be read in conjunction with other contract documentation.
Any discrepancies to be reported to the Contract Administrator before any work commences.
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client: Victoria Carter
project: Barn at Deadman's Hill, Sandon, Hertfordshire SG9 0RJ
dwg title: Existing plans and sections
discipline: ARCHITECTURE
project no. JB94501
dwg no. DR-A-1001
drawn TH
chk'd --
date: 11/29/24
status: Planning
scale @ A1 1 : 50

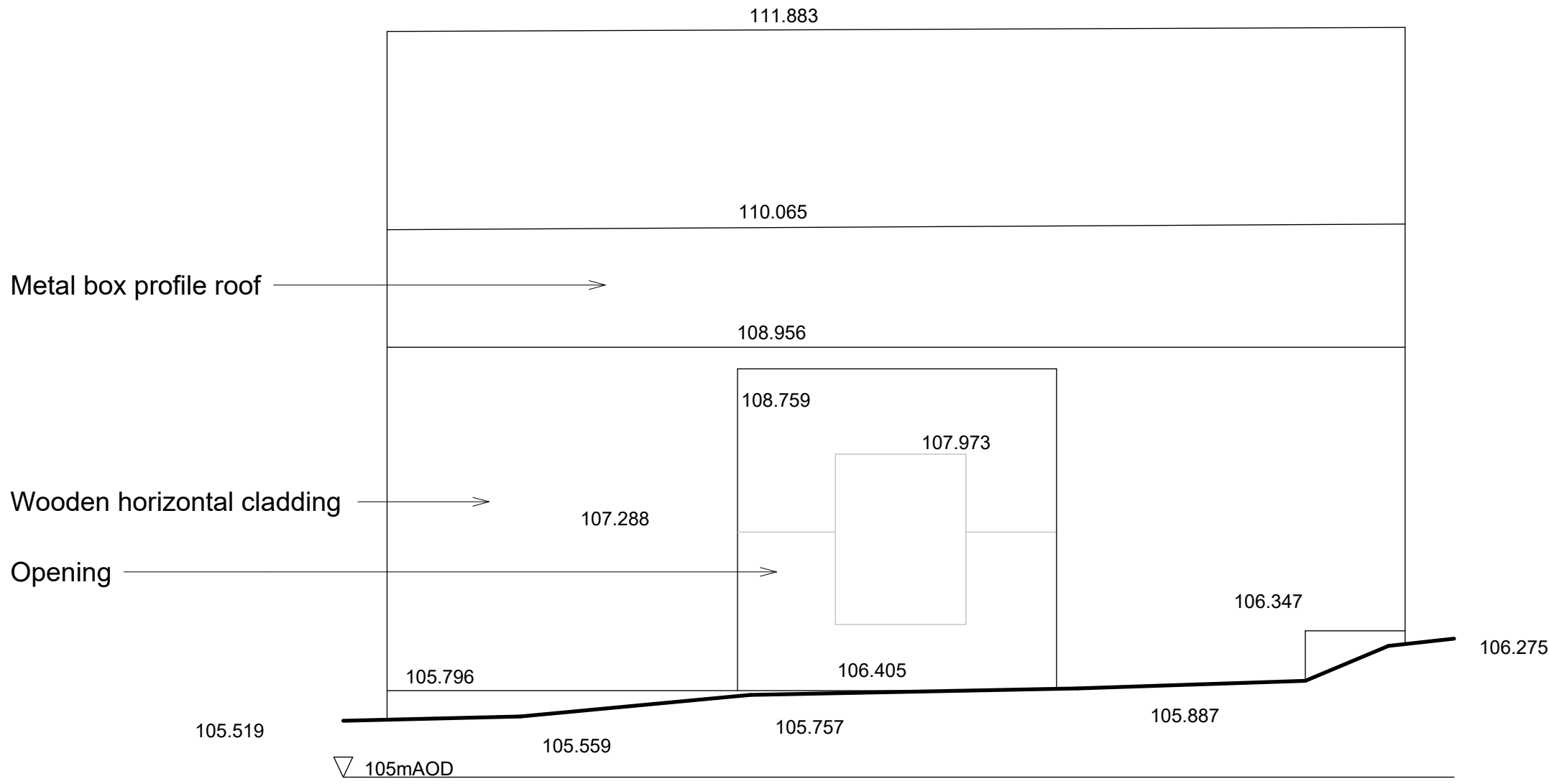
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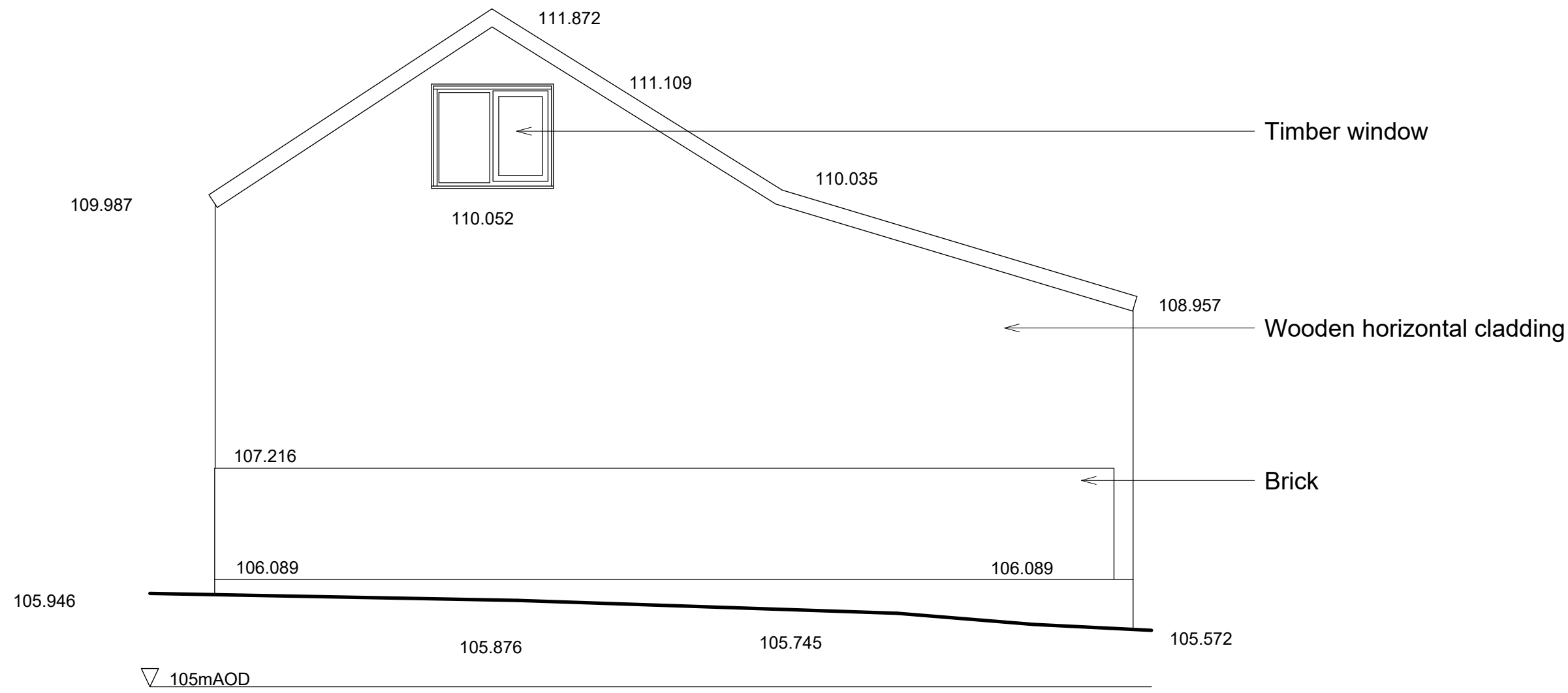
East elevation



South elevation



West elevation



North elevation



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					GM	

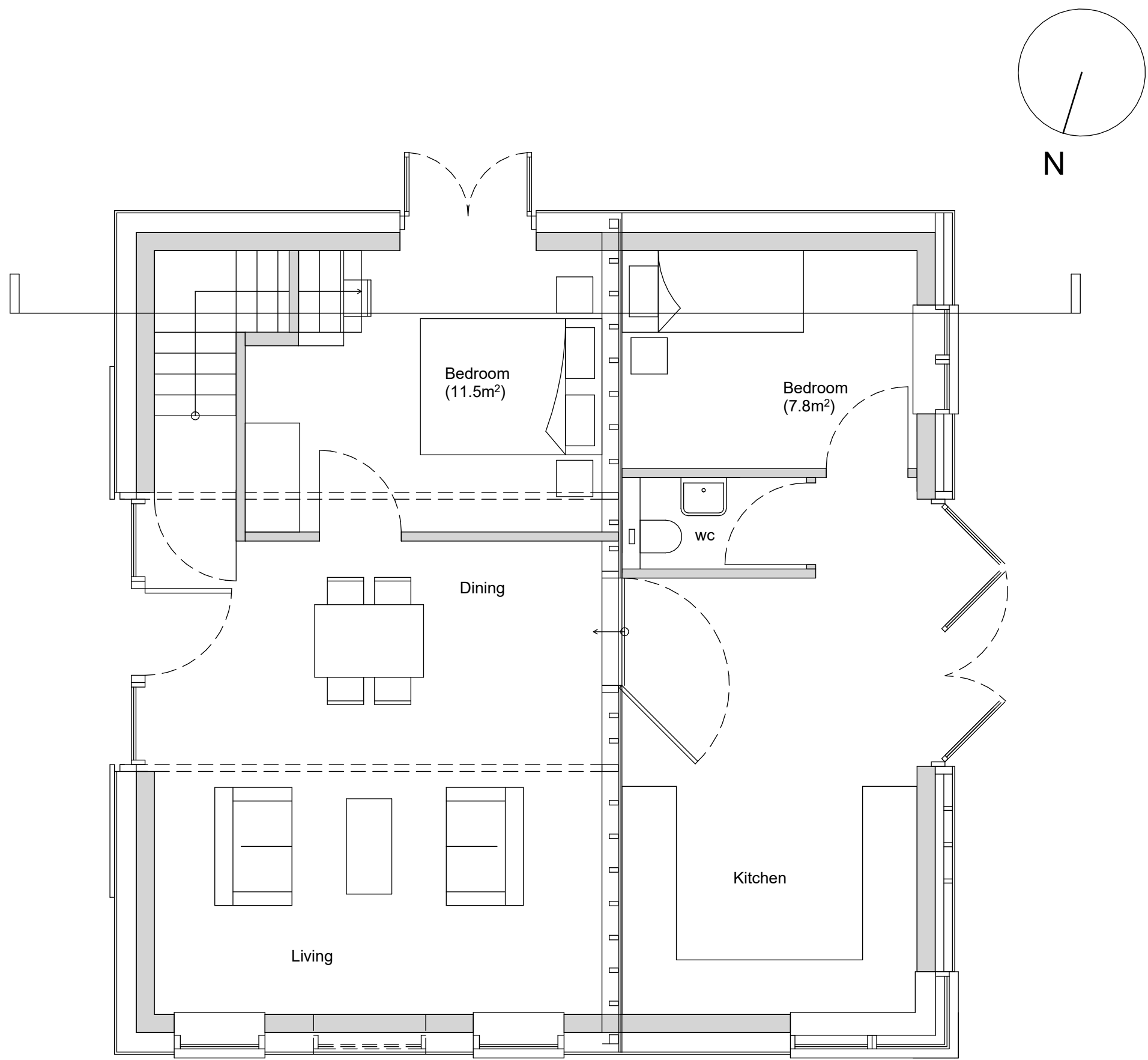
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project: Barn at Deadman's Hill, Sandon, Hertfordshire SG9 0RJ

dwg title: Existing Elevations

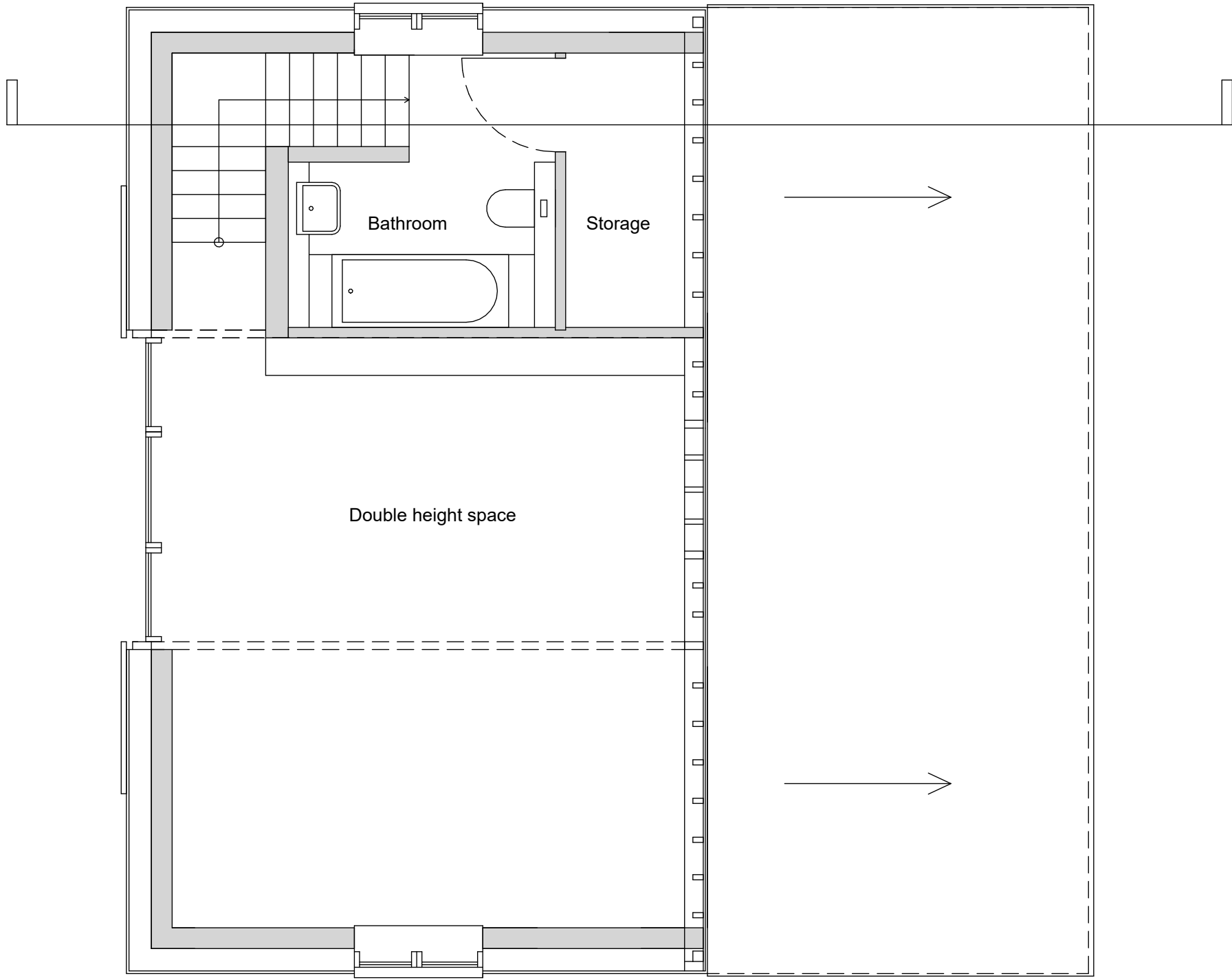
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ARCHITECTURE		TH	GM	01/16/25	1 : 50
project no.	dwg no.	rev.	status.		
JB94501	DR-A-1002		Planning		

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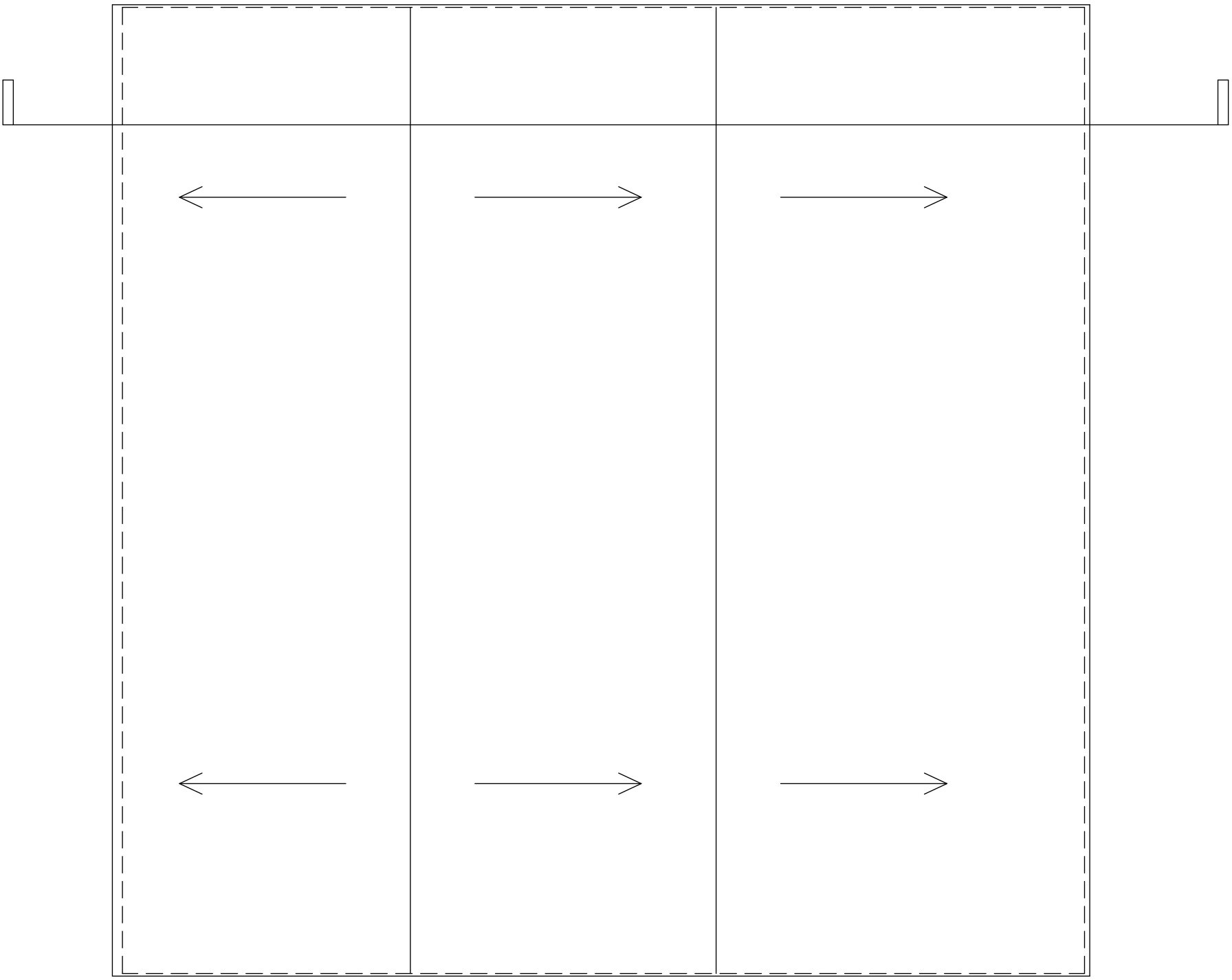
Ground floor plan

Footprint = 86.7m²
Ground gross internal area = 70.7m²

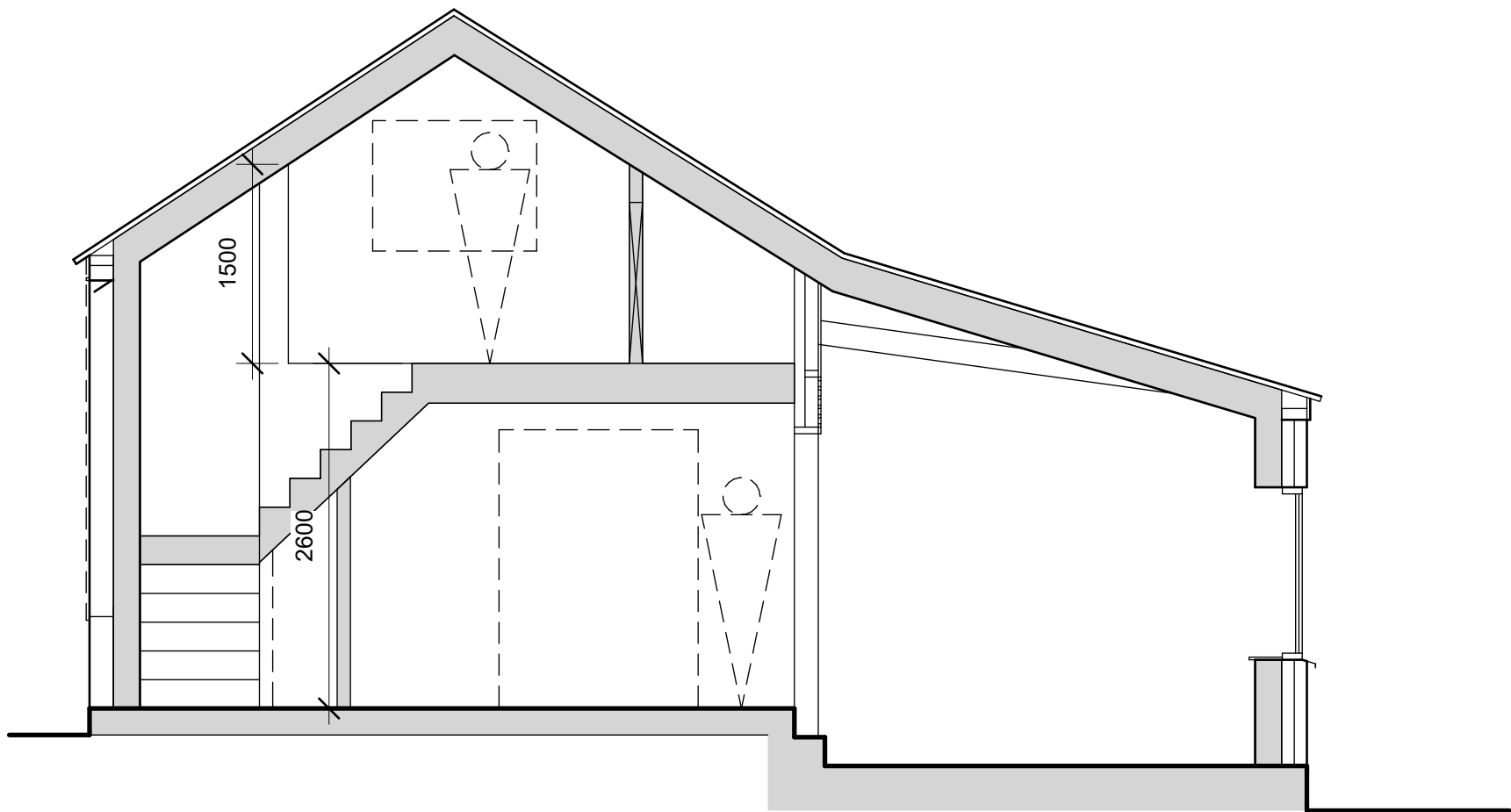


1st floor plan

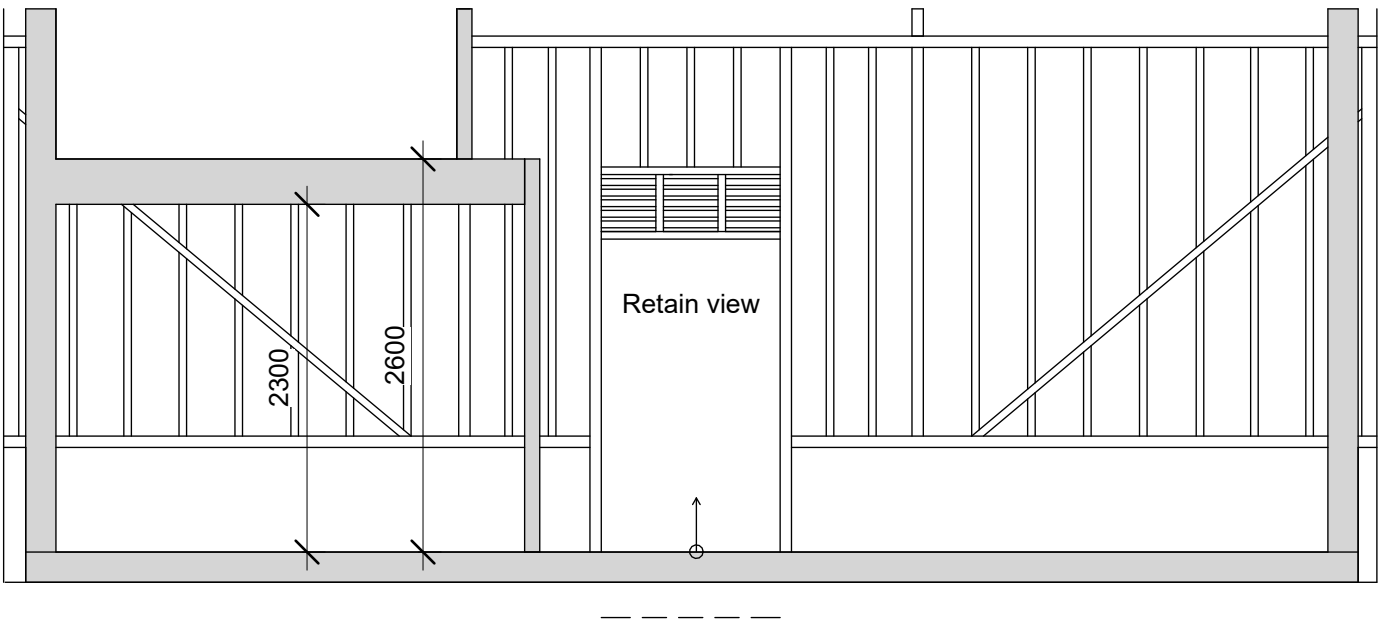
First gross internal area = 5.6m²
Total gross internal area = 76.3m²



Roof plan



Section



Internal feature wall



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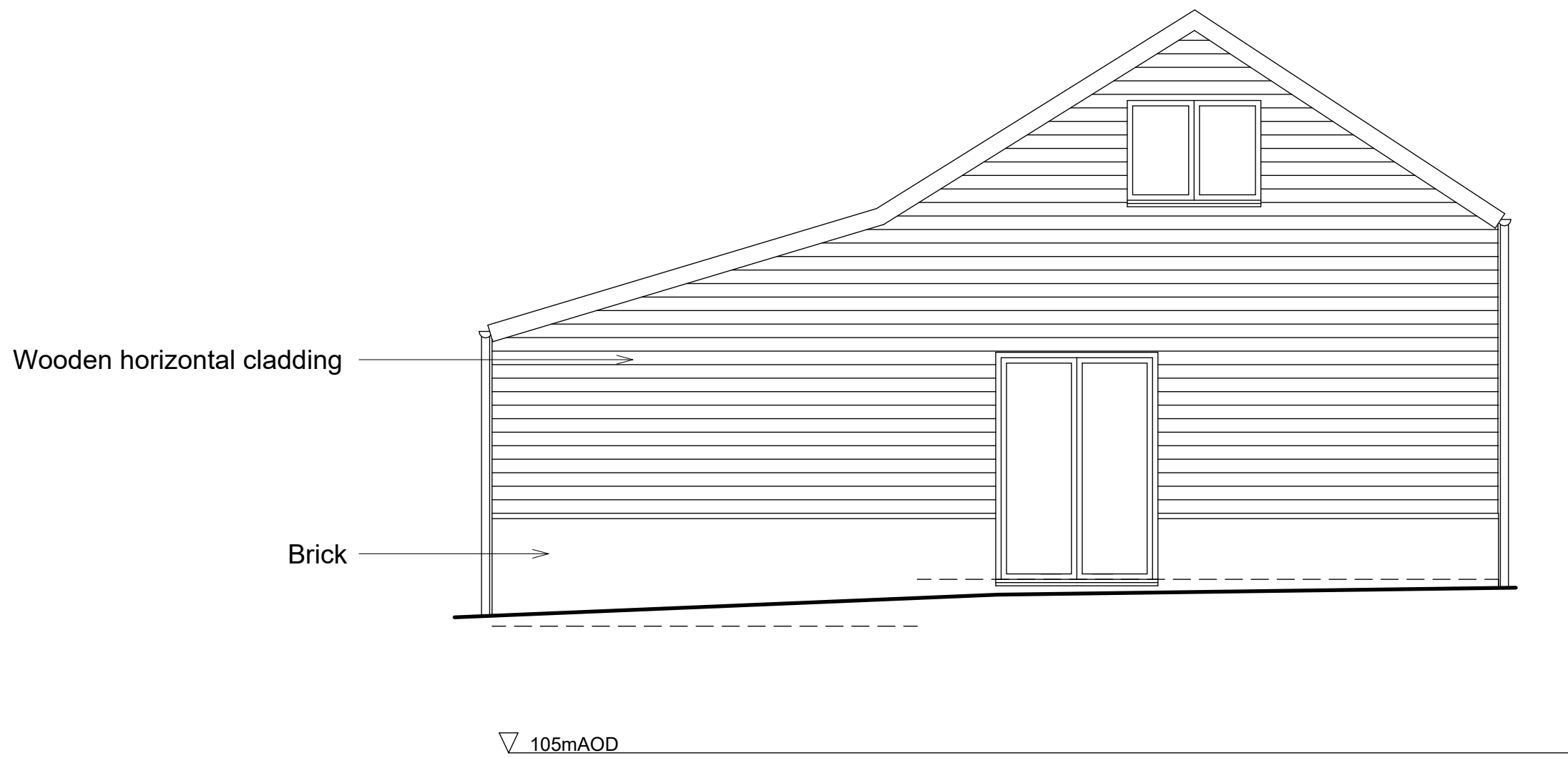
client: Victoria Carter
project: Barn at Deadman's Hill, Sandon, Hertfordshire SG9 0RJ
dwg title: Proposed plans and sections
discipline: ARCHITECTURE
project no. JB94501
dwg no. DR-A-2001
rev.

drawn TH
chk'd --
date: 12/04/24
scale @ A1 1 : 50
status. Planning

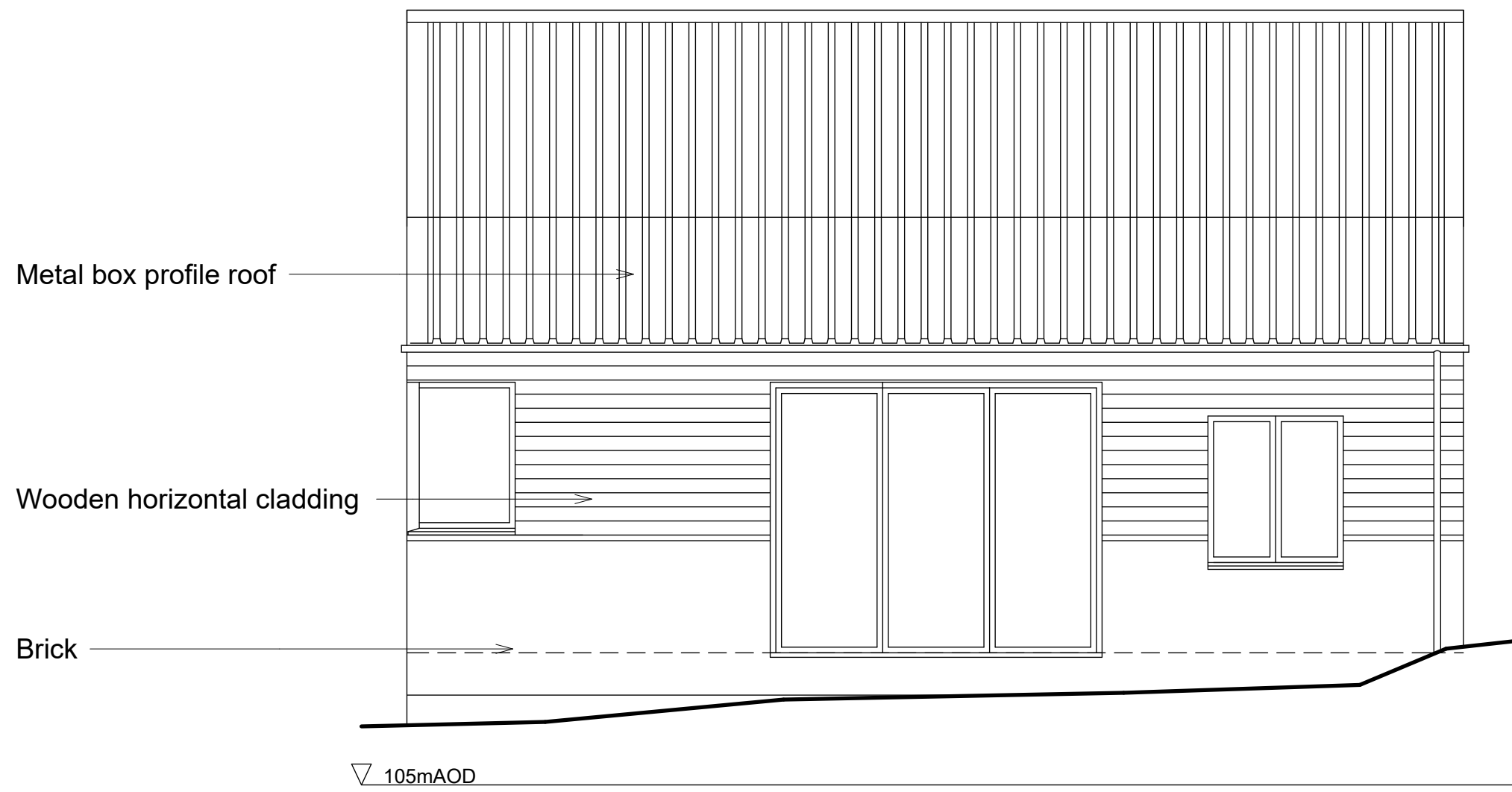
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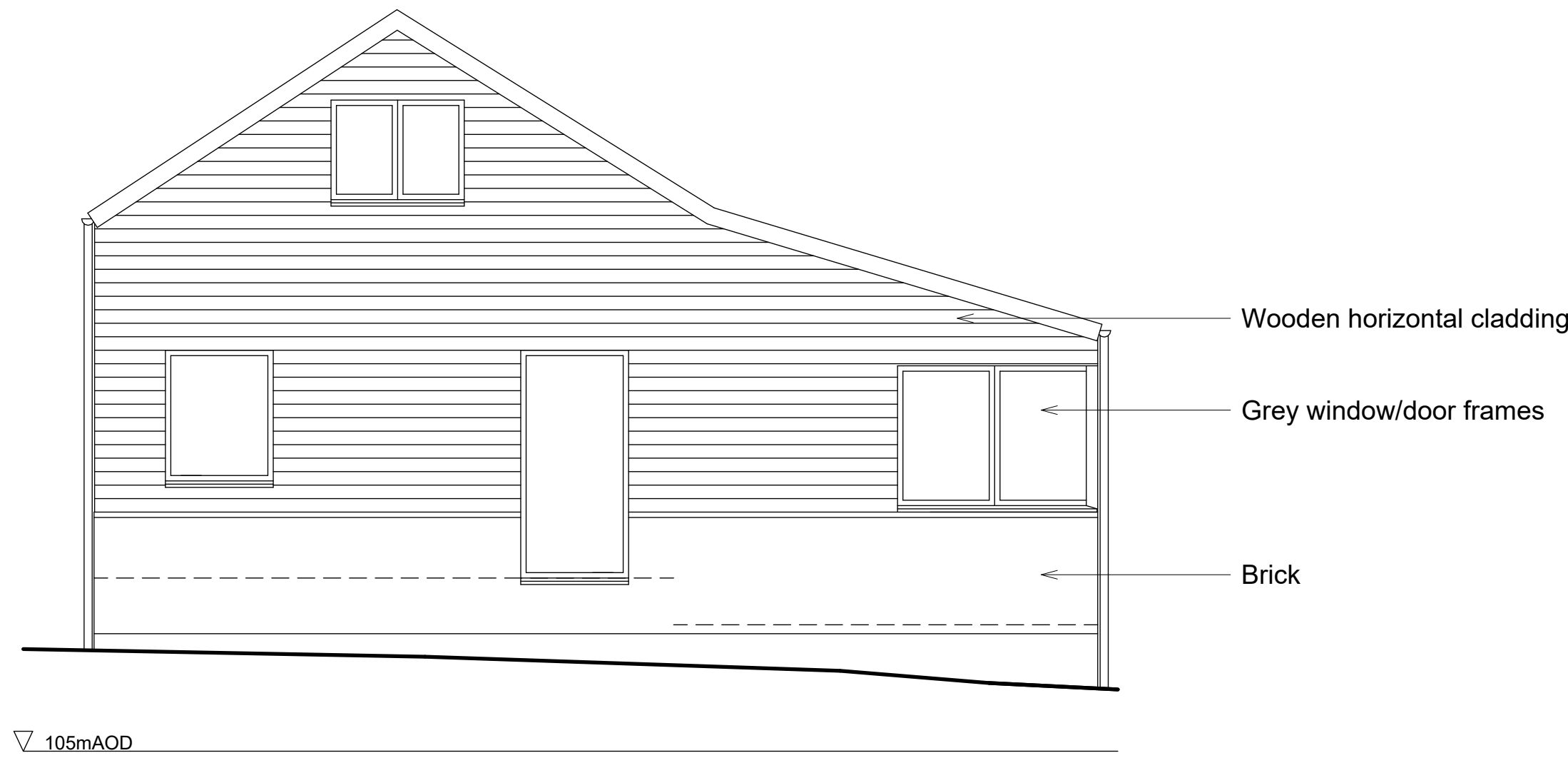
East elevation



South elevation



West elevation



North elevation



rev.			date		description		Issued by		chk'd	

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All dimensions to be checked on site.
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client: Victoria Carter
project: Barn at Deadman's Hill, Sandon, Hertfordshire SG9 0RJ

dwg title: Proposed Elevations

discipline:	ARCHITECTURE	drawn:	TH	chk'd:	GM	date:	01/16/25	scale @ A1:	1 : 50
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project no.	JB94501	dwg no.	DR-A-2002	rev.		status:	Planning
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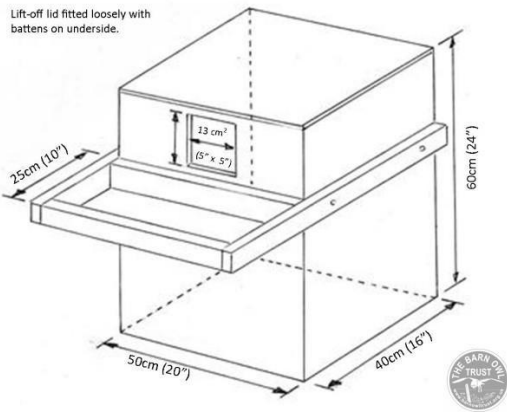
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2.2 Survey Results

- The survey was carried out on 21/05/2024.
- The site consists of a single building (B1), surrounded by hedging, grassland and trees.
- Evidence of Barn Owl in the form of pellets were found in B1 at the time of the survey.

3.0 Barn Owl Mitigation Plan

Table 1: Specification for Mitigation

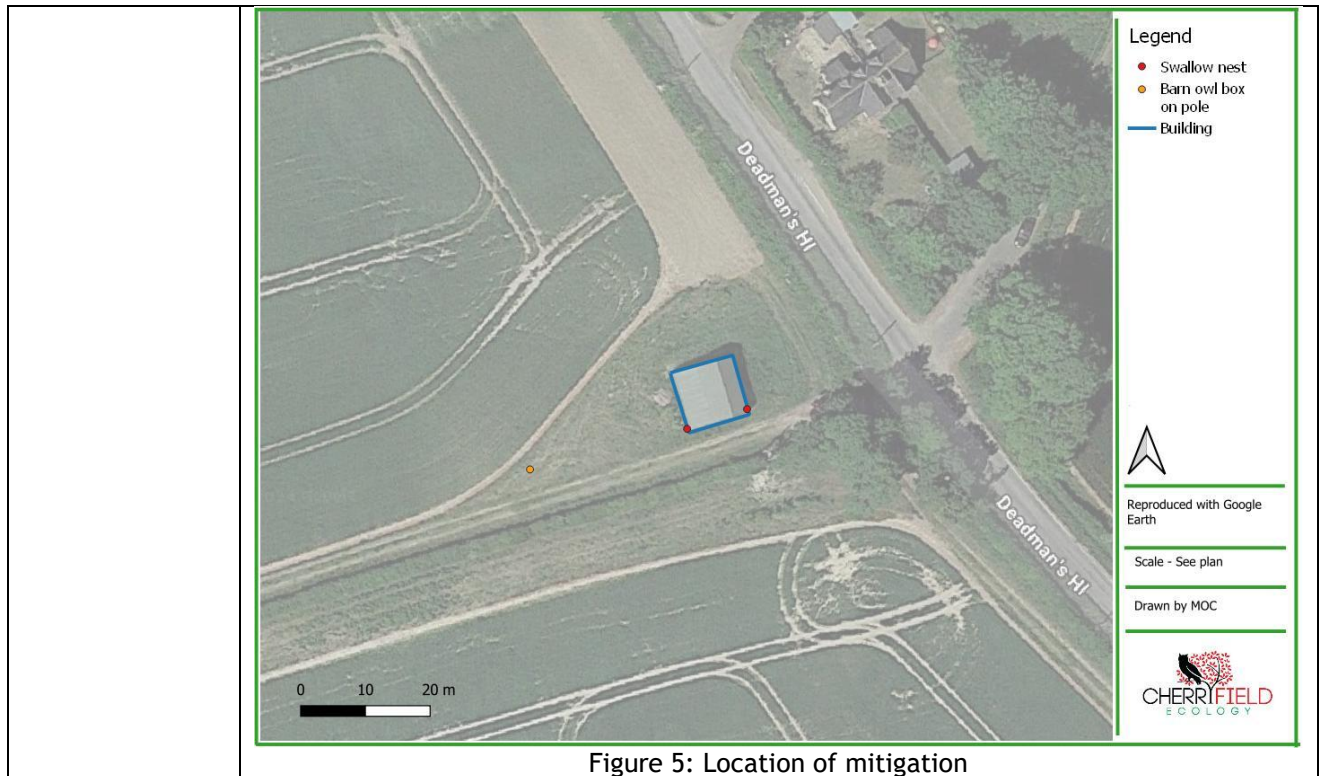
Work	Specification
Barn Owl Mitigation	Mitigation for barn owl will include the following - The following is recommended before future works begin. - Barn owl boxes (see Figure 3) will be installed as soon as possible to provide owls with nesting and roosting opportunities away from the future construction zone. Ideally these would be placed in trees/on a nearby building or on poles allowing access to the hunting habitat around the site.  Figure 3: Example of barn owl box - Boxes will be at least 4m from ground level. Positioning the box near a noisy area is not an issue as barn owls will tolerate noise and disturbance. - Before works begin a final check of the nest/perch in the barn will be made to check that the barn owl has not started nesting (barn owls will nest year-round if the weather and food availability is suitable). - In this case a box will be installed on a pole (as there are no suitable trees on site).
Breeding Bird Mitigation	Nests can be removed outside of the breeding season (March to August) no checks are needed, however if this is not possible the nest should be checked by an experienced ecologist to ensure that the nest is not in use. If a nest is found to be in use, a buffer zone, no less than 3m in radius will be required around the nest until no longer in use. The lost nesting space will need to be replaced with a suitable bird box, the following explains the type of box needed and details for its installation -

- Swallow cup boxes will be installed at eave height to the exterior of the building(s).
- These must be out of the weather, so an overhang will be required to protect them from the elements. Ideally, some boxes would be installed internally, however, the plans do not allow for internal installation.



Figure 4: Swallow cup box

Plans	Locations of the barn owl nest box and swallow boxes
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4.0 References

Barn Owl Conservation Handbook, (2012), Barn Owl Trust
Cherryfield Ecology (2024), Preliminary Ecological Assessment
Client Drawing (2022), Existing and Proposed Site Plan
Google Earth, (2024), Image from Site Location
Royal Society for the Protection of Birds (2021), RSPB