



Peter Hulbert
The Studio
Leyswood Farm
Corseley Raod
Groombridge
East Sussex
TN3 9PH

Your Ref: TAP_SCBB_apl_PH210831
Date: 31st August 2021

Peter,

**PLANNING CONDITIONS 6 to 12
LAND TO NORTH-EAST OF SHARPS CORNER,
BAYLEYS HILL ROAD, BOUGH BEECH, KENT, TN8 7AS**

Sevenoaks District Council has granted Planning Consent (Ref: 19/02182/FUL) dated 25th November 2019, and this is subject to seven Planning Conditions relevant to ecological issues (**PC6** to **PC12**). These seven Planning Conditions are discussed below, with the aim of seeking their discharge.

Planning Condition 6

The full discharge of this Planning Condition will only be sought upon receipt of amphibian survey results during spring 2022.

Great Crested Newt

Due to project delays, the intended Great Crested Newt (GCN) eDNA test of the nearby garden pond will be undertaken in spring 2022.

In the unlikely event that a GCN population is detected, a comprehensive GCN population survey will then be undertaken in accordance with English Nature (2001) and subsequently the development will be subject to a Natural England EPS Development Licence. The latter would address their protection, controlled clearance and subsequent monitoring.

Reptiles

A repeat of the 2017 survey was undertaken in April/May 2021 to confirm whether reptile populations(s) are indeed absent as previously suggested.

A total of 25 heat traps were set within the Site towards the end of April 2021. Subsequently, whenever suitable survey conditions permitted, a series of seven surveys were undertaken to confirm

whether reptile were present. These surveys were undertaken as follows:

1. 11th May 2021 @ 10.00 hours, temperature 14°C;
2. 11th May 2021 @ 17:45 hours, temperature 15°C;
3. 12th May 2021 @ 09:45 hours, temperature 13°C;
4. 12th May 2021 @ 17:30 hours, temperature 16°C;
5. 16th May 2021 @ 08:15 hours, temperature 14°C;
6. 17th May 2021 @ 09:00 hours, temperature 13°C; and
7. 19th May 2021 @ 18:00 hours, temperature 17°C.

The lack of any signs of reptile presence therefore confirms that there are no or negligible reptiles within/around the impacted areas grassland.

For this reason, reptiles are not considered further.

Planning Condition 7

The lighting scheme is based upon *Guidance Note 08/18: Bats and Artificial Lighting in the UK – Bats and the Built Environment Series* (Bat Conservation Trust, 2018).

The specifications of the low-level bollard lighting are provided in the attached Appendix 1, along with the proposed lighting layout (bollards shown as a red dot on the Location Plan).

In line with the BCT (2018) guidance, especially that within Step 3, the proposed lighting has the following key features to avoid disturbance to nearby commuting/foraging bats:

- The lighting positions to avoid light spillage towards the trees/hedgerows to the west and south.
- LED lights to be lacking any significant UV component, i.e. 'warm-white' lighting with more yellow/orange colour spectra and reduced levels in the blue light spectrum.
- Individual LED light rating to be 100 lumens.
- Light units to be low-level bollards with 140 degree cone downlighters, therefore resulting in minimal light spillage.

The lighting proposals are shown on *Proposed External Lighting* Dwgs. 1713/30 Rev C and 1713/31 Rev B by Peter Hulbert Chartered Architect dated 20th August 2021, respectively – see Appendices 1a and 1b.

These drawings clearly illustrate the light containment around the buildings, and minimal lighting along the access and car parking areas, in agreement with BCT (2018) guidance.

Planning Condition 8

Two Barn Owl boxes were installed on trees along the southern boundary in spring 2020, see photographs overleaf.

These boxes will have been in position for over a year prior to any start of construction, and therefore provided adequate opportunity for Barn Owl to recolonise the Site.



Planning Conditions 9 and 10

The two buildings within this Site were re-examined in April 2021 and no signs of re-occupation by Barn Owl were noted, i.e. no birds, fresh pellets or faecal splashes.

Following installation of the tree-mounted Barn Owl boxes, suitable alternative roosting/nesting habitat is now present on Site.

Prior to the start of construction, a further re-examination of the two buildings and the new Barn Owl boxes will be undertaken prior to the start of construction. Feedback will be sent to the LPA. Otherwise, any agreed Barn Owl mitigation would also be undertaken at this point, and these will include measures to displace the Barn Owl (assuming a roost by a single individual as currently occurs).

Planning Condition 11

A permanent nesting space for Barn Owl will be provided within the Cartshed, as shown on Dwg. 1713/14H dated 25th August 2021 by Peter Hulbert Chartered Architect.

This will consist of a purpose-made access set into the northern face of the roof, to measure approximately 100mm radius, leading into the roof void above the car parking bays/stores.

A purpose-made Barn Owl will be installed, the specifications for which are set out in Appendix 2, and its location along the line of the ridge beam is shown in Appendix 3.

Planning Condition 12

Biodiversity enhancements were set out within the *Combined Ecological & Arboricultural Report* (TAP, July 2019) and these include:

- Installing Schwegler bat boxes on surrounding trees and buildings (a minimum of four such boxes is recommended including a Schwegler 1FW hibernation box);
- Installing Schwegler bird boxes on surrounding trees and buildings (a minimum of six bird boxes is recommended); and

- Soft landscaping to contain a high percentage of nectar/pollen-rich species that are known to be attractive to bees and butterflies.

The location of the 10 wildlife boxes is shown in Appendix 4.

These are located along the existing boundaries and tree groups, in the most likely locations where flight lines associated with foraging might be anticipated. This would also link with a predicted direction for bats commuting from the known roosts in the Barn west of the Site.

The tree and shrub planting includes a selection of mid-height shrubs with abundant flowers that are beneficial for typical pollinators such as bees/hoverflies/butterflies/moths. To provide continuity through the main flight season, the following are proposed:

Early-mid April: *Forsythia x intermedia* & *Prunus avium*;
Apr: *Viburnum carlesii* & *Liquidamber styraciflua*;
May-June: *Weigelia* spp.;
July: *Cotoneaster luteus*; and
Late July/Aug: *Clethra anifolia*.

The landscaping proposals are provided separately and are illustrated on *Proposed Landscaping* Dwg. 1713/29A dated 20th August 2021 by Peter Hubert Chartered Architect.

We understand that this will be submitted to Sevenoaks District Council to seek the discharge of Planning Conditions **PC6** to **PC12**.

Yours sincerely,

Ashley Leftwich
Director

APPENDICES

Appendix 1



hooded bulkhead fittings to either side of door at 1500 height

hooded bulkhead fittings to either side of door at 1500 height

hooded bulkhead fitting at 1200 high on wall to illuminate drive on time delay to switch off after set time.

hooded bulkhead fittings at 2000 height

hooded bulkhead fittings at 2000 height

downlight in soffit

downlight in soffit

hooded bulkhead fittings to either side of door at 1500 height

downlight in soffit

downlight in soffit

hooded bulkhead fittings to either side of door at 1500 height

hooded bollard fittings shielded to shine down at max 600 high

hooded bollard fittings shielded to shine down at max 600 high

downlights in soffit of bin store

hooded bulkhead fittings on posts at 2000 height

hooded bulkhead fittings on posts at 2000 height

To be read in conjunction with drawing 1713 31

- BCT (2016) guidance, seeks the following key features to avoid disturbance to nearby commuting/foraging bats:
- LED lights, i.e. lacking any significant UV component.
 - LED 'warm-white' lighting, i.e. with more yellow/orange colour spectra and reduced levels in the blue light spectrum.
 - Individual LED light rating to be 100 lumens.

Rev C - 14.9.21 Scale bar corrected
 Rev B - 20.8.21 Light added to NW corner of house
 Rev A - 2.4.21 notes added for lighting spec.

Project: **Sharps Place Barn Conversion**

For: S Palta & S Chopra

Drawing: **Proposed External Lighting**

Scale: 1:100 @ A3

Date: March 2021

Drawing No. **1713/30 C**





BCT (2016) guidance, seeks the following key features to avoid disturbance to nearby commuting/foraging bats:

- LED lights, i.e. lacking any significant UV component.
- LED 'warm-white' lighting, i.e. with more yellow/orange colour spectra and reduced levels in the blue light spectrum.
- Individual LED light rating to be 100 lumens.

To be read in conjunction with drawing 1713 30

Rev B - 20.8.21 Light added to NW corner of house
 Rev A - 2.4.21 notes added for lighting spec.

Project: **Sharps Place Barn Conversion**
 For: S Palta & S Chopra
 Drawing: **Proposed External Lighting**
 Scale: 1:200 @ A3
 Date: June 2017
 Drawing No. **1713/31 B**

Do not scale from this drawing. Contractor to take and check all dimensions on site before work commences. Discrepancies to be reported to the architect. Subcontractor to verify all dimensions on site before making a shop drawing or commencing manufacture. This drawing is copyright and must not be reproduced without permission.



PETER HULBERT
 CHARTERED ARCHITECT
 Architecture • Interiors • Landscaping
 The Studio, Leyswood Farm, Corseley Road, Groombridge, East Sussex TN3 9PH Tel. 01892 860130 Fax. 01892 860139
 peter@peterhulbert.co.uk www.peterhulbert.co.uk
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Appendix 2

Extract taken from:

Ramsden, D. & Twiggs, M. (2009). *Barn Owls and Rural Planning Applications "What Needs to Happen": A guide for Planners*. Barn Owls Trust. ISBN 978-0-9525578-4-5

BOXES IN BUILDINGS

How to make and erect a Barn Owl nestbox suitable for a barn or other building

Background

Nestboxes can be of great benefit, especially in areas where there is plenty of food available but a shortage of suitable nesting or roosting sites. When you are considering an area for nestboxes remember that the Barn Owl is not a woodland species but a bird of open country, most of which is farmland. See [Optimum habitat in Britain](#)

Many old barns and almost all modern farm buildings are far from ideal for Barn Owls as they lack suitable cavities for the birds to nest in. Barn Owls like to roost out of sight of humans and are much less inclined to be flushed from a building if they have a box to hide in. In fact, it is amazing how much disturbance Barn Owls will tolerate at sites with a suitable nestbox. Almost any tall rural building can become an ideal roosting and nesting site when a nestbox is provided.

Indoor nestboxes can be constructed from 9mm ($\frac{3}{8}$ ") softwood ply with 50mm x 25mm (2" x 1") batten along all the edges on the inside. Please avoid using hardwood ply unless it is stamped FSC Approved.

As a cheaper alternative, a tea-chest can be simply adapted by cutting an entrance hole, fixing on an exercise platform and adding a removable lid. In this case, do ensure the foil lining and any sharp nails or strips of metal which may injure the owls are removed.

The platform on the front gives more air space for the young owls to exercise their wings before their first flight. The removable lid is essential as occupied boxes do need to be cleared out occasionally.

The internal depth of the box is important as it reduces the chances of a nestling Barn Owl falling from the box and dying as a result of neglect or predation.

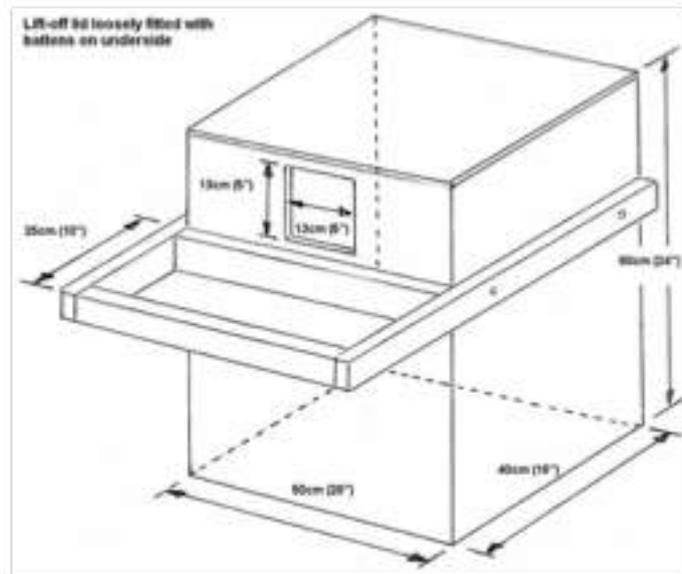
Therefore, it is important that the box depth is maintained by clearing out the box once it has more than about 3 inches of nest debris. If Jackdaws use the box it must be cleaned out every year (wear gloves and a dust mask). Boxes only used by breeding Barn Owls will need clearing out every two or three years, ideally in November or December.

NOTE that it is illegal to disturb wild Barn Owls whilst they are breeding. It is not even permitted for the provider of the nestbox or the site owner to inspect the nest unless they have a current licence to do so. [Legal protection](#)

When siting your indoor nestbox, remember:

1. Fix it as high up as possible. However, remember that fully enclosed modern barns with little ventilation can become very hot in fine weather - in this type of building the box should be placed below the apex but at least 3 metres (10ft) above ground level. Bear in mind that you also need to place the box to allow removal of the lid.

2. Position the box so that an owl entering the building through the most likely opening will see the entrance hole and have an easy flight path to it.
3. If possible, position box so that emerging nestlings can walk onto beams or other flat surfaces.



4. Consider your own safety (for which you are responsible). Try to position the box where it can be easily and safely inspected at a later date.
5. The box must be in a completely dry position.
6. Avoid placing boxes within 1km (half a mile) of a motorway, dual-carriageway, or similar (if in doubt please seek advice info@barnowltrust.org.uk).
7. Avoid buildings subject to irregular loud disturbance.

There is no need to line the nestbox. Eggs are usually laid on top of the birds' own pellet debris which is a wonderfully absorbent material - much better than anything you might provide.

Permanent access into the building for the owls is obviously essential. If there is no existing access for owls you can create access using the following guidelines:

1. Make the entrance hole about 12cm (5") wide x 25cm (10") high (minimum 4" x 4").
2. Make the hole as high up the wall as possible and at least 3 metres (10ft) above ground level.
3. Position the hole so that it is likely to be noticed by a passing bird. Don't face it towards a close tree or other tall building which will obscure it.

Safety

When erecting your nestbox please have due regard for Health and Safety.

Positioning requirements - for Barn Owl nestboxes in buildings

- Boxes should be erected at a height of not less than 3 metres above ground level.
- The building chosen should have an owl access hole at high level and no less than 100x100mm, ideally 125mm wide x 250mm high.
- The box should be positioned so that it will remain completely dry.
- The box should be positioned so its hole can be easily seen by a bird entering the building.
- Provision for Barn Owls should not be made within 1km of a motorway, dual-carriageway or similar (if in doubt please seek advice info@barnowltrust.org.uk).

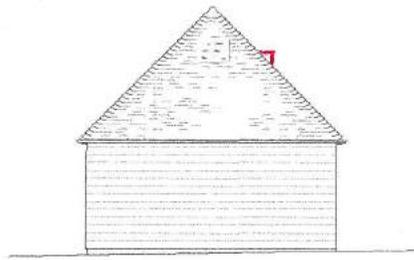
Essential design requirements - for Barn Owl nestboxes in buildings

- Entrance hole: minimum size 100mm x 100mm, optimum size 125mm x 125mm, maximum size 150mm x 150mm.
- Floor area of nest chamber: absolute minimum 0.16m². Good size range 0.2 to 0.4m². • Depth from bottom of entrance hole to nest must be not less than 460mm.
- There must be an exercise/landing platform below the entrance hole that allows climbing/jumping young birds to get from the platform onto the roof of the box and (ideally) onto other nearby perching places. The platform must have a generous raised edge suitable for Barn Owls to grip easily.
- Human access for easy clearing-out of nest debris is essential.
- Measures aimed at reducing the chances of entry by other species (such as Jackdaws) are to be encouraged, provided that they do not significantly reduce the box's suitability for Barn Owls.
- Should be substantially constructed yet light enough to permit safe erection using basic equipment. Normal indoor-box weight range is 10-15kg. Total weight should not exceed 18kg and an indoor-box under 8kg is probably not substantial enough.
- Should not be constructed from tropical hardwood unless the timber is certified as sustainably grown.

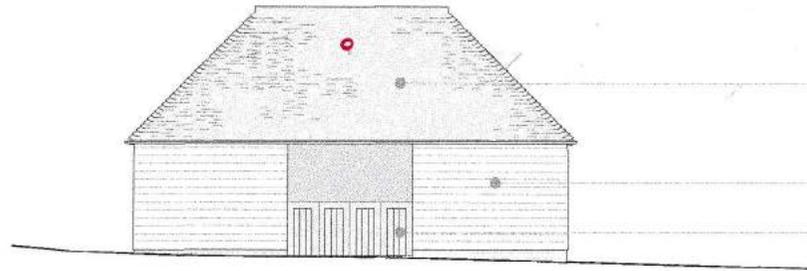




Appendix 3



Proposed East Elevation

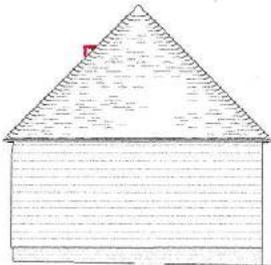


Proposed North Elevation

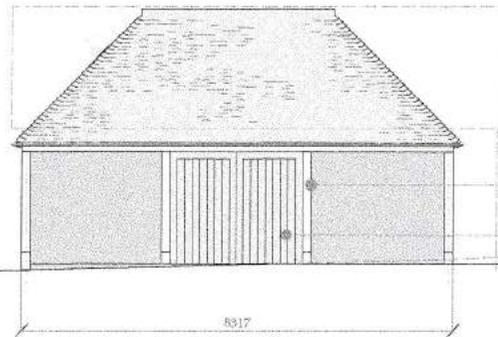
handmade clay plain tiles

pale oak cladding

timber gates to binstore



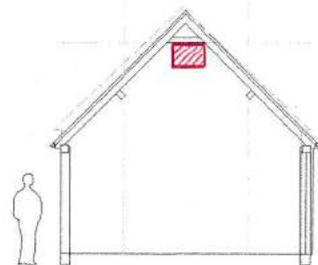
Proposed West Elevation



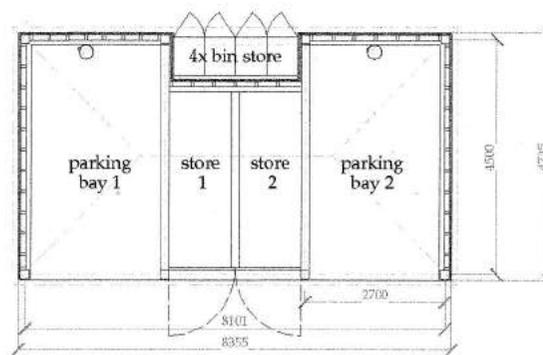
Proposed South Elevation

structural oak posts

timber doors to store



Proposed Section

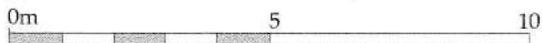


Proposed Plan

Legend:

○ | ▽ Barn Owl Access (100mm x 100mm)

▨ Barn Owl Box



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Discrepancies to be reported to the architect.
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Appendix 4

Legend:

-  Bird Box
-  Hibernation Bat Box (Schwegler 1FW)
-  Additional Bat Boxes

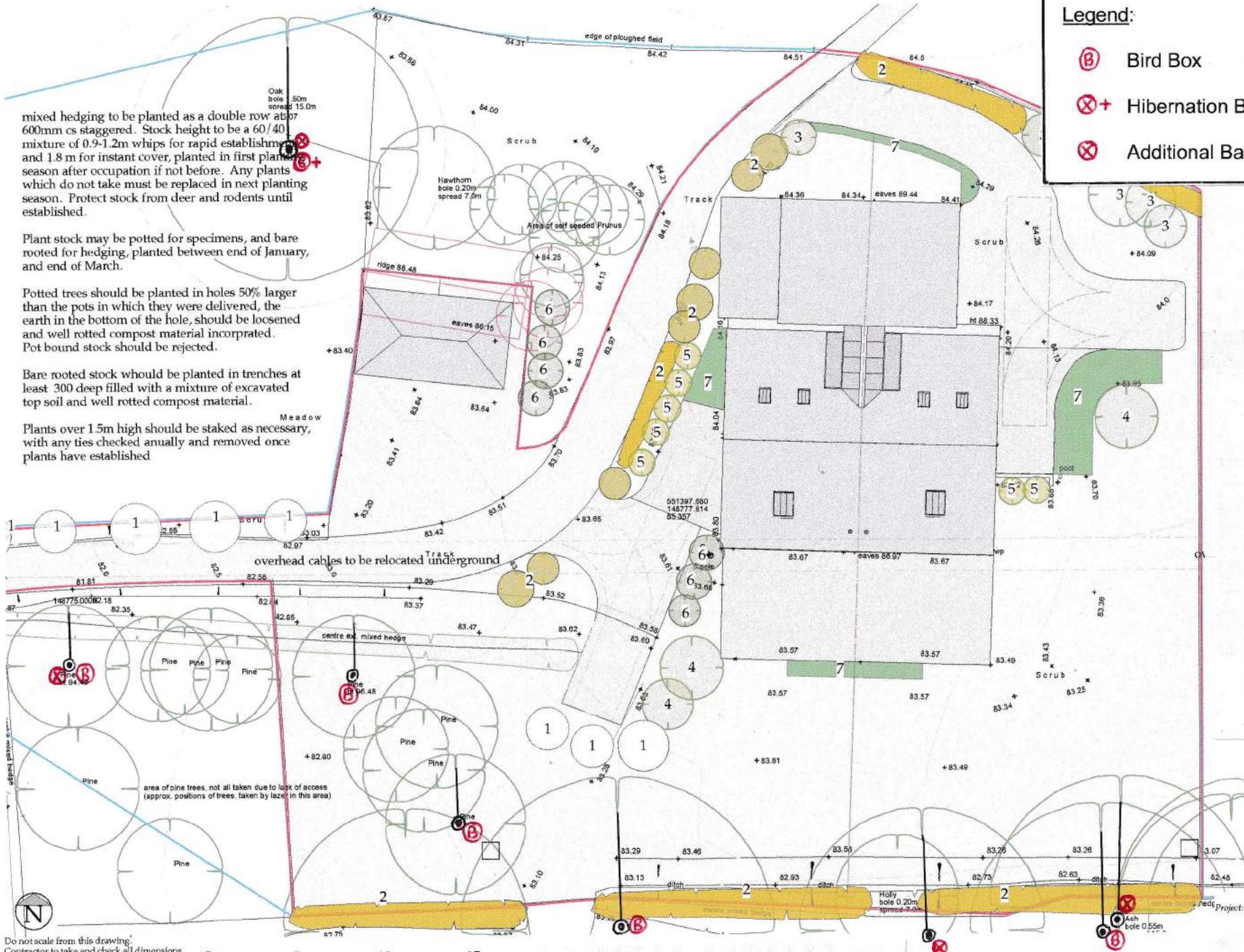
mixed hedging to be planted as a double row at 600mm cs staggered. Stock height to be a 60/40 mixture of 0.9-1.2m whips for rapid establishment and 1.8 m for instant cover, planted in first planting season after occupation if not before. Any plants which do not take must be replaced in next planting season. Protect stock from deer and rodents until established.

Plant stock may be potted for specimens, and bare rooted for hedging, planted between end of January, and end of March.

Potted trees should be planted in holes 50% larger than the pots in which they were delivered, the earth in the bottom of the hole, should be loosened and well rotted compost material incorporated. Pot bound stock should be rejected.

Bare rooted stock should be planted in trenches at least 300 deep filled with a mixture of excavated top soil and well rotted compost material.

Plants over 1.5m high should be staked as necessary, with any ties checked annually and removed once plants have established



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