

# Design and Access Statement

Demolition of existing pavilion  
and village hall (retaining  
village shop) and the erection  
of a new village hall and  
associated car parking

Debden Village Hall  
Mill Road  
Debden  
Essex  
CB11 3LB

September 2023

Job ref 1905

**Plater | Claiborne**  
Architecture + Design



The Sail Lofts  
Tollesbury  
Essex  
CM9 8SE

Tel: +44 (0)1621 869625  
Fax: +44 (0)1621 868533  
arch@platerclaiborne.com

**Report**  
210 x 297  
**A4**

## Contents

- 1.0 Introduction
- 2.0 Location
- 3.0 Existing Use
- 4.0 Proposed Use
- 5.0 Amount
- 6.0 Layout
- 7.0 Scale
- 8.0 Landscape
- 9.0 Appearance / Materials
- 10.0 Access
- 11.0 Bat Survey
- 12.0 Sports Pavilion
- 13.0 Conclusion

## Appendices

Appendix 1 - Location Map

Appendix 2 - Preliminary Ecological Appraisal, Open Spaces, December 2019

Appendix 3 - Schedule of Documentation

## DESIGN & ACCESS STATEMENT

### Application:

Full planning application for the demolition of existing pavilion and village hall (retaining village shop) and the erection of a new village hall and associated car parking.

### Site:

The Recreation Ground, Mill Road, Deben, Essex, CM11 3LB

### Applicants:

Debden Parish Council

**This Design and Access Statement is to be read in conjunction with the Full Planning Application for the demolition of existing pavilion and village hall (retaining village shop) and the erection of a new village hall and associated car parking.**

### 1.0 Introduction

- 1.1 The proposal submitted with this Design and Access Statement is for full planning approval for a new village hall.
- 1.2 This application should be read in conjunction with drawings and other documentation submitted with the Application for Full Planning Permission.
- 1.3 The various headings used in this Design and Access Statement follow those prescribed by Article 6 of The Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006, but have also been taken from other sources, including the Local Planning Authority's guidance and the publication entitled, 'Design and Access Statements' published by the Commission for the Built Environment (CABE).

### 2.0 Location

- 2.1 The site for this new village hall is located in the county of Essex, in the village of Debden, which lies to the east of the A11 between Newport to the west and Thaxted to the east and approximately 3 miles south of Saffron Walden, see Appendix 1 - General Location Map.
- 2.2 The grid reference for the site is TL 55554, 23347. It is located on the village recreation ground in the south west corner, close to the recreation ground road access.
- 2.3 The access road (Mill Road) is a minor road which eventually leads to Newport.
- 2.4 To the north, east and west are fields and open countryside and to the south a small pond, restaurant, and residential accommodation of varying size.

### 3.0 Existing Use

- 3.1 The site lies within the recreation ground and its existing use is that of a sports ground, village hall/pavilion and associated car parking, use class D2.
- 3.2 There is a small village shop attached to the south end of the existing hall, use class A1, general village store and Post Office.

#### **4.0 Proposed Use**

4.1 The application proposes no change of use for the site.

#### **5.0 Amount**

5.1 The proposal is to demolish the existing village hall and pavilion, total gross floor area 261m<sup>2</sup>, but to retain the village shop which has a total gross floor area 63m<sup>2</sup>.

5.2 The new village hall (gross floor 330m<sup>2</sup>) is then to be constructed over the area of the old pavilion.

5.3 As a consequence of the above the extra amount of floor area created is 69m<sup>2</sup>.

#### **6.0 Layout**

6.1 The position and layout of the development site is constrained by the following:

- a) the road access point and the existing car parking area
- b) the existing buildings and their continued use
- c) protection of the trees and pond to the south
- d) the minimum loss of sports field

6.2 The road access point is to be maintained and the gravel car parking area is to remain with no extension into the playing field.

6.3 The old village hall and shop will remain open and functioning during the construction of the new village hall. Upon occupation of the new village hall the old hall will be demolished, shop to remain.

6.4 The pond and trees to the south form an important element within the village landscape character and the trees in particular form a mature screen to the houses abutting the southern boundary of the site.

6.5 Given the above, the proposal to demolish the pavilion and replace with a new hall, sufficient distance from the southern boundary so as to protect the trees (as outlined in the accompanying arboricultural report). This location minimises the loss of sports field and it further allows for the main entrance to the new village hall to be easily seen and approached from the entrance and car park area.

6.6 This proposal consequently allows for the old village hall footprint to be used as extra car parking, when demolished to serve the whole of the recreation ground.

#### **7.0 Scale**

7.1 Although the footprint of the new hall is larger than that of the existing hall, the scale of the building is broken down into two elements; a) the smaller front entrance section and b) the large main hall element behind. The ridge heights of both these sections run east to west and vary in height by 680mm.

7.2 The scale is further reduced as the eaves height to the entrance section is 2300mm and increases to 2500mm to the rear larger section which relates to the types of activities within the two elements.

- 7.3 The offsetting of the two east west ridges, the creation of a large veranda associated with the main hall and the covered entrance to the porch again further reduces the scale and massing of the building.
- 7.4 The form and shape is simple in execution but refined and is a better balanced unit than that of the existing and more in-keeping with Essex vernacular. It is a modern interpretation which references historic precedence.

## **8.0 Landscape**

- 8.1 There will be little alteration to the existing landscape other than the removal of one small tree, see our drawing 1905|11.
- 8.2 The finish to the existing car parking area will remain the same and a further 4 car parking spaces will be provided when the old hall is demolished, together with 1 disabled space, 6 cycle spaces and 5 motorbike spaces.
- 8.3 Two new paths will be constructed in block paviors, one to connect with the veranda on the north side of the building and the other to access the kitchen and waste storage area to the south.
- 8.4 The proposal keeps the existing identified boundaries around the site and makes no changes to them.
- 8.5 All significant trees along the boundaries are to be maintained.

## **9.0 Appearance / Materials**

- 9.1 The materials for the new building will be as follows:
  - 9.1.1 The roof is to be Eternit man-made riven slate (or similar), roof lights to be Conservation Range set into plane of the roof.
  - 9.1.2 The walls are to be Eternit man-made pre-coated weatherboard, colour black (or similar) and red brick. Man-made weather board in the porch to be colour coated to accentuate the entrance area, in a deliberately bold colour (currently indicated yellow). East elevation to be finished with weather board louvre system colour to match man-made weather board used on walls.
  - 9.1.3 The windows/doors are to be colour coated, thermally broken aluminium systems, colour dark grey or to be agreed.

## **10.0 Access**

- 10.1 Access to the new hall will be via the existing vehicle access off of Mill Road, through the existing car park to the main entrance.
- 10.2 Level thresholds will be provided at the main entrance and to the sliding doors onto the veranda associated with the main hall.
- 10.3 All internal doors will meet mobility requirements.

10.4 The new disabled WC is to be provided off of the main entrance foyer and disabled parking is to be located close to the main entrance see drawings 1905|11 and 1905|12.

## 11.0 Bat Survey

11.1 A preliminary ecological appraisal and bat survey was carried out by Open Spaces Landscape and Arboricultural Consultants during December 2019 which identified bat droppings within the existing old pavilion building, see Appendix 2.

11.2 Given the above, Open Spaces recommended that two evening and one dawn bat emergence surveys be carried out from mid May to September to ascertain whether bats are using the building for roosting purposes.

11.3 The above mentioned survey was carried out, beginning on 15th May 2020 and took three weeks, (three site visits, one week apart).

11.4 The survey report is included within this planning application as a separate document.

11.5 Demolition of the old pavilion will occur at the appropriate time.

11.6 If necessary bat boxes will be installed on the new building.

## 12.0 Sports Pavilion

12.1 The old sports pavilion, owned by Debden Parish Council, is to be demolished as part of this project to make way for the siting of a new village hall.

12.2 The position of the village hall does not affect or interfere with the recreation grounds ability to provide a football pitch size 110m x 67m. This size of pitch can still be easily accommodated with ample room around for overrun, see drawing 1905|10A - Location Plan. The current pitch is used by 2 home teams, Debden Football club (age 17 - 45 years) and the Spartak Youth team (aged 12-15 years).

12.3 The existing sports pavilion was built in 1972 and accommodates the following:

- Two toilets and one wash hand basin;
- Two changing rooms (one for the home team and one for the away team);
- Between the two changing rooms is a communal, windowless concrete floor shower with 4 shower heads;
- A separate changing room and shower for the referee;
- There is a hot water cylinder with an electric immersion heater adjacent to the shower room;
- Heating is via two electrical wall heaters one in each changing room;
- There is a kitchen and a lobby area;
- There is storage in the roof.

12.4 The Parish council intends to build a new sports pavilion at the east end of the new hall and is in correspondence with Sport England on this matter, see our drawing 19065|11 for approximate position.

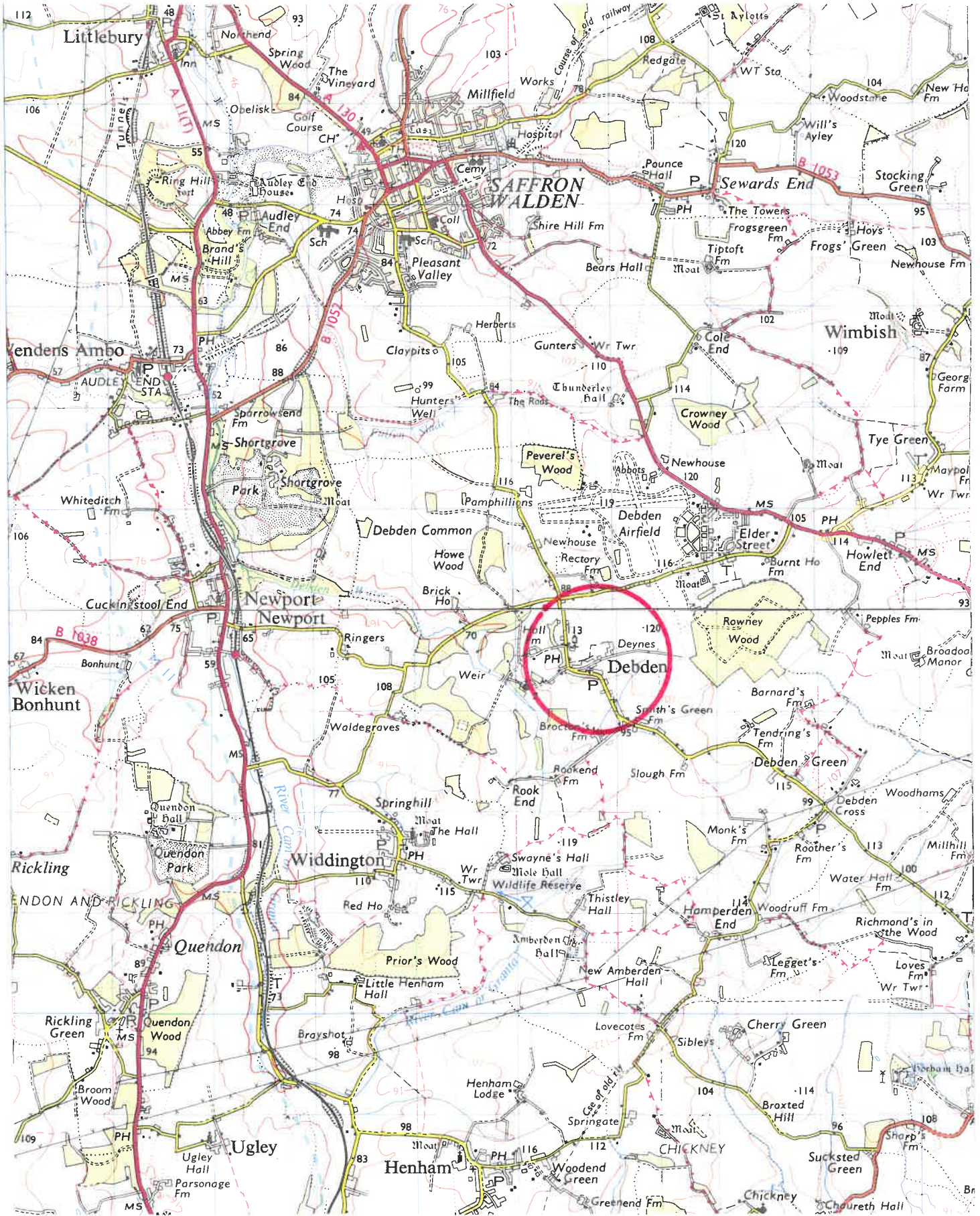
12.5 This new position for the sports pavilion will also not affect the playing of football on the recreation ground.

### **13.0 Conclusion**

13.1 In the light of the above and the considered and sensitive approach to this site, Uttlesford District Council is requested to approve this full application for the demolition of existing pavilion and village hall (retaining village shop) and the erection of a new village hall and associated car parking.

## Appendix 1 – General Location Map





General Location Map, Debden  
Scale 1:50,000

**Appendix 2 - Preliminary Ecological Appraisal,  
incorporating Bat Survey**  
Open Spaces , December 2019

# **Preliminary Ecological Appraisal Incorporating Bat Survey Inspection**

Proposed Development at:

**Debden Village Hall**

**Debden, Essex**

OS 1945-19 Doc 1

**December 2019**

**Open Spaces**

**Landscape Architects**

LANDSCAPE ARCHITECTURE – TREES – ECOLOGY

Preliminary Ecological Assessment

for


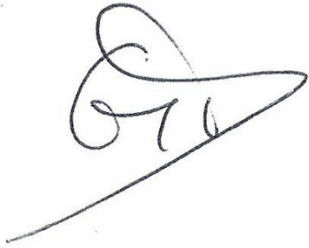
Proposed Development at:

Debden Village Hall

Debden

Essex

CB11 3LB

Written by:		Approved by:	
<b>Signature:</b>		<b>Signature:</b>	
<b>Name:</b>	Pete Harris BSc(Hons) MCIEEM	<b>Name:</b>	Graeme Drummond CMLI FARborA
<b>Title:</b>	Principal Ecologist	<b>Title:</b>	Director
<b>Date</b>	18 <sup>th</sup> December 2019	<b>Date</b>	18 <sup>th</sup> December 2019

Open Spaces Landscape & Arboricultural Consultants Limited is a Registered Practice with the Landscape Institute.

**Open Spaces  
Landscape & Arboricultural Consultants Limited**

Head Office:  
The Lodge, Roundbush Farm  
Burnham Road  
Mundon, Maldon  
Essex  
CM9 6NP  
Tel: 01277 356511  
os@open-spaces.co.uk

Registered in England No. 6519026

## EXECUTIVE SUMMARY

In summary, the site comprises village hall, associated sports pavilion and car park located adjacent to managed, maintained sports field/play park. As such, the site and surrounds have been subject to management/disturbance as would be reasonably expected in such a land use context.

The desktop search identified that the site is not situated within, nor bounds a statutory or non-statutory designated location. It is concluded that proposals would not be considered likely to have any adverse impact upon statutory or non-statutory designated locations.

The village hall is considered to offer at the most, a negligible level of bat roosting potential. No further surveys are considered necessary nor appropriate in respect of this building and associated adjoining single storey sections.

With regards to the pavilion, given the evidence of bat droppings noted in the roof void, two evening and one dawn bat activity and emergence surveys should be conducted in the bat survey season which runs from mid-May to the end of September to ascertain whether are bats using the building for roosting purposes. These surveys should be undertaken in suitable conditions and should be at least two weeks apart and carried out with a licenced bat worker. The results of these surveys will determine whether a European Protected Species Licence is required and what level of mitigation will be required to satisfy Natural England that the bat population can be maintained or enhanced at the site.

With the exception of the removal of a small lime tree which has no roosting potential, no tree or hedgerow loss is required to implement the proposal. It is likely that bats would commute and forage along tree lines and as such, in addition to any mitigation as may be necessary following bat surveys of the pavilion, a low impact lighting solution during the construction and completed phase is required. Guidance in respect of ecological enhancements is provided in section 4.2.

No active or inactive badger setts were found, with no evidence of badger activity identified in the areas affected by development proposals. However, appropriate precautions have been advised for the construction phase.

Appropriate recommendations in respect of due diligence relating to nesting birds and ecological enhancements have been made in section 4.2 of the report.

Where necessary, appropriately worded conditions should be placed upon any consent granted in order to ensure appropriate measures are followed.

## Table of Contents

1.0 INTRODUCTION .....	5
2.0 METHODOLOGY .....	7
3.0 RESULTS & ANALYSIS.....	10
4.0 CONCLUSION & RECOMMENDATIONS .....	18
Appendix 1 – Legislation & Planning Policy .....	21
Appendix 2 – Desk Study Map.....	23
Appendix 3 – Photographs .....	25
Appendix 4 - Site Plan.....	37
Appendix 5 - Enhancement Recommendations.....	39

## **1.0 INTRODUCTION**

### **1.1 Phase 1 Brief**

Open Spaces Landscape & Arboricultural Consultants Ltd (**Open Spaces**) was commissioned by Debden Village Hall Trust to undertake an ecological assessment at Debden Village Hall and Sports Pavilion, Debden, Essex, CB11 3LB (Grid Ref: TL 55540 33479).

This report contains the findings of a Preliminary Ecological Assessment (**PEA**). The Purpose of a PEA is to identify the potential for presence of protected species on a site, in line with European legislation, UK law and the requirements of The National Planning Policy Framework (NPPF)(2019). The brief of the ecological survey was to assess the habitats found on site and identify the potential for presence on site of protected species.

The site-based element is supported by a desktop study undertaken to identify presence of Statutory/National/Local designations or protected species within the vicinity (up to a 5KM radius) of the site. The final part of the project brief was to identify and make recommendations as appropriate for any further surveys required to determine presence/absence of protected species on site if the survey determined that presence of a protected species on site was considered to be reasonably likely.

### **1.2 Bat Survey Brief**

In addition, this report also contains the results of a Preliminary Roost Assessment (PRA) undertaken at the same time as the PEA, comprising an internal/external inspection of the existing building/s. Bats are a strictly protected species under European Legislation. In this regard, given presence of buildings where demolition/alteration works are proposed, the inspection was undertaken in order to meet the specific requirements of the legislation to inform design, mitigation and if appropriate, European Protected Species License Applications.

### **1.3 Development Proposals & Planning Context**

Proposals are for the demolition of existing buildings and construction of a replacement village Hall with associated car parking & landscaping.

The following plan has been viewed:

- Block Plan/Site Development Plan – 1905/11 – Plater Claiborne

Given availability of proposal plans and descriptions, it was possible to undertake an assessment of any potential impacts resultant from the consented proposal and recommend further works/appropriate mitigation as appropriate in section 4.2 of this report.

#### **1.4 Scope of Survey**

The purpose of this report is to provide an independent opinion of the likely presence of protected species on a site to inform the client of their obligations, and to assist the Local Planning Authority in their determination of a planning application.

It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. This PEA does not constitute a full botanical survey or a Phase 2 preconstruction survey for Japanese Knotweed. In this regard, this survey provides a preliminary view of the likelihood of protected species occurring on site, based on the suitability of the habitat and any direct evidence on site. Additional surveys may be required if it is considered reasonably likely a protected species may be present.

The survey presents a snapshot in time, and therefore makes an assessment purely of what was seen at the time the survey was undertaken. The PEA does not therefore make any retrospective analysis.

#### **1.5 Copyright**

This report and associated documentation is to be used for its intended purpose only, copyright is retained by Open Spaces. This document is not to be used by any third party without the written agreement of Open Spaces.



## **2.0 METHODOLOGY**

### **2.1 Survey Methodology**

Habitats on site were recorded in accordance with the general principles and methods provided in the Handbook for Phase 1 Habitat Survey, JNCC 1993. The survey methodology involves undertaking a site visit to gain an understanding of the site ecology and surrounding characteristics. During the site visit the recording and mapping of habitat types and ecological features present on site is undertaken, including the identification of the main species present. The potential for presence of protected species is assessed as part of the overall methodology, and further advice/surveys recommended as considered appropriate based on the evidence obtained.

The survey works were undertaken in accordance with Guidelines for Preliminary Ecological Appraisal produced by the Chartered Institute of Ecology and Environmental Management (CIEEM) December 2017.

A site plan is included as Appendix 4. Photographs are included within Appendix 3.

#### **2.1.1 Survey Details**

The PEA was undertaken by Consultant Ecologist Peter Harris BSc (Hons) MCIEEM on the 13<sup>th</sup> December 2019. The weather at the time of the survey was dry, 100% cloud cover and an ambient air temperature of 7°C.

Peter Harris is a full member of the Chartered Institute of Ecology & Environmental Management (**CIEEM**) and subject to the CIEEM Professional Code of Conduct. The surveyor is licensed by Natural England for surveying great crested newts. The surveyor is an ecologist with over 12 years of experience, and has been involved in a wide range of projects from single dwelling developments to large strategic urban renewal schemes subject to full Environmental Impact Assessment (**EIA**).

### **2.2 Desktop Study & Records Search**

To gain an understanding of any designations on/around the site in addition to the historical presence of protected species, desktop data has been obtained from the following sources:

#### **2.2.1 Biological Records**

Records were requested from the Essex Field Club (EFC) Essex Recorders Partnership data search service. The information supplied by EFC is compiled using county records held by the County Recorders of the Essex Field Club, Butterfly Conservation, Essex Amphibian & Reptile Group, Essex Bat Group and provide information upon the records that were available at the

time the search was undertaken. Therefore, a protected species records data search was undertaken for records of protected species for a minimum of 1km and a maximum of a 2km radius of the site grid reference, in addition to any other pertinent information relevant to the site.

Use of data is in accordance with CIEEM Guidelines for Accessing & Using Biodiversity Data, March 2016.

### **2.2.2 Designations**

A desktop study was undertaken through MAGIC (Multi-Agency Geographic Information System for Countryside). The search looked to identify the presence of statutory designated sites within a 5km radius (e.g. Special Areas of Conservation (**SACs**), Sites of Special Scientific Interest (**SSSI**), National Nature Reserves (**NNR**) and Local Nature Reserves (**LNR**). A wider search radius up to 10km has also been considered where appropriate in the context of the site.

### **2.2.3 Additional Information**

Freely available on-line mapping information and Ordnance Survey Maps were consulted as part of the background assessment.

### **2.2.4 Bat Survey Methodology**

The PRA was undertaken employing methods based on the guidance described in the Bat Workers' Manual, English Nature's Bat Mitigation Guidelines and updated Bat Conservation Trust Bat Surveys Guidelines for Professional Ecologists (2016).

However, the first page of all three editions includes the following:

*'The guidelines should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. Where examples are used in the guidelines, they are descriptive rather than prescriptive'.*

Surveyors are expected to make judgements in respect of methodology appropriate to the survey conditions/evidence noted, and make conclusions based upon experience.

The first section of the survey involved an external inspection of the external surfaces of the buildings to identify any features that could be potentially be utilised by bats for roosting purposes. Such features may include small gaps and openings in brick work/roof structure, broken or missing tiles, or gaps in the soffits. During the external inspection, the buildings were also examined for key indicators of bat activity, such as droppings/staining in areas such as window ledges, walls other suitable external structural features.

The second section of the survey involved an inspection of internal areas of the buildings where safe access was possible. The purpose of the inspections was to identify whether there is any evidence of bat activity/roosting. Again, indicators of evidence such as droppings, fur deposits, scratching and staining were searched for, in addition to features such as insect remains that may have been brought into a building by a bat. In addition, issues such as structural integrity of the buildings, and whether the building has structural features such as enclosed/hidden roof spaces are taken into account.

## **3.0 RESULTS & ANALYSIS**

### **3.1 Description of Site and Immediate Surrounds**

The site is situated in Debden village. To the north, the site is bounded by a play area, to the north of which are tennis courts. To the east, the site is bounded by amenity managed grassland sports pitches and playing fields, whilst residential dwellings are situated to the south. Mill Road runs alongside the western boundary, with a large arable field situated on the opposing side of the road.

The site is entered from the south western corner (from Mill Road), leading to a large hardstanding carpark located to the south and east of the village hall. The village hall and associated shop is situated in the west of the site, and is described further in section 3.2.1.

The pavilion is located in the southwestern corner of the site and is bounded to the north by amenity grassland playing field and is also described further in section 3.2.1. An established tree line is situated to the south and south west of the village hall/car park and comprises ash and elm in addition to bramble understorey. Established lime trees are also in the south west of the site adjacent to the site entrance, with a row of silver birch located at the north eastern side of the car park. No trees would be lost to the development with the exception of a small lime located to the north of the sports pavilion.

A small roadside pond is located just offsite to the south west.

In summary, the site comprises village hall, associated sports pavilion and car park located adjacent to managed, maintained sports field/play park. As such, the site and surrounds have been subject to management/disturbance as would be reasonably expected in such a land use context.

### **3.2 Potential for Protected Species Impact with Proposals**

The site was assessed for the potential presence of protected/priority species that may have a material impact upon the development proposals.

The ecological value of the site in respect of the potential presence of and impact upon protected species is considered further in the following sections:

#### **3.2.1 Bats**

All bat species are strictly protected under the Wildlife and Countryside Act 1981 and the Conservation Regulations (Habitat Regulations).

### Village Hall

The village hall building is a single storey building situated in a north to south delineation. The hall has a tile and boarded pitch roof (main hall), with single storey flat roof section located on the southern, eastern and northern elevation. The south section forms the village shop.

Internally, the main hall had a partially vaulted roof and false ceiling, forming a shallow void (approx. 1m floor to ridge) with insulation on the floor. The void was accessible via a small hatch. No evidence of bats was found in the void or in the eaves. Cobwebs were present throughout, indicative that bats had not been present.

Externally, the building was tightly sealed around the flat roof sections where fascia boards were present at the top of the cream-painted walls with external render. No evidence of bats such as droppings or staining was found. Any such evidence would have been clearly visible had it been present.

In summary, no evidence of bats was identified inside or outside of the building. Following inspection, the building is considered to offer a negligible level of roosting potential and further surveys are considered to be neither necessary nor appropriate.

### Pavilion

The pavilion is a small single storey building situated in an east to west delineation. It is of block construction, with pitched, lined tiled roof apex roof. The lower storey is utilised as changing rooms/storage. The building has a large void accessed via an external door located on the eastern side of the building.

Inspection identified that the void is used for storage. Approximately 100+ suspected brown long-eared bat droppings were concentrated at the western end of the void situated on the floor and on wooden steps in addition to scatterings of droppings located on items stored. It is suspected that the bats may enter / exit the void through gap in the soffit at south eastern corner of the building. The droppings did not appear fresh. However, given the presence of a suspected roost, further surveys should be undertaken to confirm absence/determine any usage of the building by bats and mitigation/licencing requirements as may be necessary.

### Trees & Roosts/Hedgerows/Foraging/Commuting & Roosting

With the exception of the removal of a small lime tree which has no roosting potential, no tree or hedgerow loss is required to implement the proposal. It is likely that bats would commute and forage along tree lines and as such, in addition to any mitigation as may be necessary following bat surveys of the pavilion, a low impact lighting solution during the construction and completed phase is required.

### Impact Assessment

The village hall is considered to offer at the most, a negligible level of bat roosting potential. No further surveys are considered necessary nor appropriate in respect of this building and associated adjoining single storey sections.

With regards to the pavilion, given the evidence of bat droppings noted, two evening and one dawn bat activity and emergence surveys should be conducted in the bat survey season which runs from mid-May to the end of September to ascertain whether are bats using the building for roosting purposes.

These surveys should be undertaken in suitable conditions, and should be at least two weeks apart and carried out with a licenced bat worker. The results of these surveys will determine whether a European Protected Species Licence is required, and what level of mitigation will be required to satisfy Natural England that the bat population can be maintained or enhanced at the site.

With the exception of the removal of a small lime tree which has no roosting potential, no tree or hedgerow loss is required to implement the proposal. It is likely that bats would commute and forage along tree lines and as such, in addition to any mitigation as may be necessary following bat surveys of the pavilion, a low impact lighting solution during the construction and completed phase is required. Guidance in respect of ecological enhancements is provided in section 4.2.

### **3.2.2 Badgers/Transitory Mammal**

Badgers and active setts are afforded protection under the Protection of Badgers Act 1992.

No evidence of any badger activity (active or inactive setts, droppings or latrines) was identified during the survey of the proposed development site/surroundings. However, a transitory presence is considered possible.

### Impact Assessment

No evidence of active/inactive setts/badger was identified on site, and it should be noted that the proposed development of the site is not considered to have any potential impact upon badger setts (active or inactive) given lack of any evidence on site. No further surveys in respect of badger are considered necessary nor appropriate in this instance. However, given the possibility of a transitory presence, appropriate general guidance in respect of the construction phase is provided in section 4.2.

### **3.2.3 Nesting Birds**

Whilst limited, the vegetation and buildings on site may provide some limited nesting potential. Use of nesting boxes and additional planting would maintain/add to nesting opportunities on site.

#### Impact Assessment

Consequently, any works to vegetation should ideally be avoided during the bird breeding season which is from March to September if possible. If this is not possible, a search should be undertaken to confirm presence/absence of nesting prior to works being undertaken.

To enhance the nesting resource on site, it is recommended that new opportunities for nesting birds be provided through provision of nesting boxes on/within new buildings (integral), in addition to new planting to provide potential nesting opportunities within the site. Recommendations have been provided in section 4.2

Provided such actions are adhered to, the proposal would not result in adverse impacts upon nesting birds.

### **3.2.4 Reptiles**

Reptiles are afforded protection under the Wildlife & Countryside Act 1981, with smooth snake and sand lizard afforded full protection under the same act and the Conservation Regulations (Habitat Regulations).

As described within section 3.1 site area comprises a village hall, pavilion and car park adjacent to managed, maintained sports fields. As such, given on site land use and management, in addition to neighbouring land uses/management and absence of connectivity to potentially suitable habitat, it is considered unlikely that the site would provide potential reptile habitat, nor that a population has colonised the site. As such, the site does not provide potentially suitable reptile habitat. It is not considered reasonably likely that reptile species would be present or adversely affected by the proposal.

#### Impact Assessment

Based upon the evidence above, it is not considered reasonably likely that reptile species are present on site given lack of suitable habitat on site/connectivity to suitable offsite habitats. Therefore, the risk of potential impact of the proposals upon the conservation status of reptile is negligible. The risk of potential impact of the proposals upon individual reptiles is also considered to be low. No further surveys are necessary in respect of reptile species.

### **3.2.5 Great Crested Newt**

Great crested newt is strictly protected under the Wildlife and Countryside Act 1981 and the Conservation Regulations (European Habitat Regulations).

No water bodies are situated on site, nor would be affected by the proposal. Given the land use and composition of the site as described, the site does not provide a potentially suitable terrestrial habitat.

Distance from a potentially suitable water body and intervening land use is a critical factor in determining suitability for the species. As such, a search using mapping data/aerial imagery was undertaken to identify ponds within a 500m radius. The nearest pond is situated just offsite, to the south west, forming a roadside village pond on the corner between Mill Road and High Street. At the time of the survey, water levels were relatively low, with mallards present. Given roadside location, water quality is more likely to be of poor quality. In addition, a visit to the pond in July 2019 in respect of a different project identified presence of fish in the pond, significantly reducing suitability of the pond to provide a habitat, which further reduces when surrounding environmental factors are taken into consideration. From inspection, given the factors of avian disturbance, likely continued presence of fish, adjacent road drainage run-off and lack of suitable habitat on site, it is not considered reasonably likely that the pond would provide potential habitat for the species, nor have an ecological relationship with the site. There are no other ponds with potential connectivity within a 500m radius of the site.

Whilst it is acknowledged that small numbers of GCN have been known to range significant distances (1km) to colonise new ponds, sometimes over a number of years if connective habitat is suitable, research undertaken by English Nature<sup>1</sup> (now Natural England) indicates that it is most common to encounter them within 50m of a breeding pond, with few moving further than 100m unless significant linear features or suitable terrestrial habitat is involved, when great crested newts can be encountered at distances of between 150m – 200m. At distances greater than 200-250m great crested newts are hardly ever encountered. This valuation of habitats according to distance from great crested newt breeding ponds has also been adopted as part of Natural England's European Protected Species application form, with specific reference to the guidance provided by Natural England in WMLa14-2.

No other ponds were identified within the search radius. It is acknowledged that there is no way of identifying whether there are small ponds that may be hidden within any nearby field margins/private gardens. None were immediately visible from site/analysis of mapping data. Identification of such ponds located on private property cannot be reasonably expected as part of this survey/desk study.

#### Impact Assessment

Based upon the evidence above, it is not considered reasonably likely that great crested newt would be affected by or at risk from the development proposals. Risk of harm to the species is not considered a reasonable likelihood.

Consequently, it is considered that the risk of potential impact of the proposals upon the conservation status of great crested newt is negligible. The risk of potential impact of the proposals upon great crested newt is also negligible. No further surveys are considered necessary or appropriate in respect of this species at this site.

### **3.2.6 Hazel Dormouse**

Hazel dormouse is strictly protected under the European Habitat Regulations and the Wildlife and Countryside Act 1981.



The site does not contain, nor have connectivity to potentially suitable habitat. The site does not have connectivity to locations where the species has been previously recorded.

#### Impact Assessment

No further surveys are considered necessary or appropriate and the proposal would not have any impact upon the species.

### **3.2.7 Invertebrates/Plant-life**

Given existing the existing condition/land use of the site in addition to surrounding land uses, the site is considered unlikely to be of invertebrate or plant life interest. Furthermore, the presence of notable or rare species is also unlikely.

#### Impact Assessment

Taking into account the above, no further consideration in respect of invertebrates is considered necessary nor appropriate. It is considered that the site could be significantly improved for invertebrates through provision of appropriate planting and where appropriate within the context of the proposal along with retention of existing trees and hedgerows where appropriate.

The inclusion of nectar rich plants in the landscaping design, coupled with the installation of 'insect hotels/bugs boxes,' would provide good invertebrate habitat on the site post-development. Night scented plant species such as evening primrose, honeysuckle and jasmine would also attract moths in the evening, which would in turn attract foraging bats.

### **3.2.8 Priority Species & Wider Biodiversity**

It is acknowledged that the wider site and development area may be utilised by a range of wildlife species.

#### Impact Assessment

As part of appropriate due diligence, it is advised that the full range of recommendations identified in section 4.2 be fully implemented, and all reasonable enhancements incorporated into a development proposal such that biodiversity is maximised as part of the development.

In addition, to enable wildlife to use the development area post development, it is advised that garden boundaries remain relatively open such that all wildlife can continue to radiate in the area. This includes the use of permeable boundaries such as tree lines and hedgerows, in addition to leaving hedgehog gaps in any new fencing proposals.

### **3.3 Desk study Results**

Record searches are by no means exhaustive, and certain species including reptiles and great crested newt are under recorded nationally. In addition, many of the records can be considered too old or may be unverified. However, the records provide an indication of the species of note historically found within the search radius.

#### **3.3.1 Biological Records**

The full records have been analysed as part of the desk research and considered as part of the conclusions and subsequent recommendations of this report. A summary is provided below:

##### Great Crested Newt

The search identified 2 records dating from 2018. The closest to the site was situated 0.4km away.

##### Common Lizard

The search identified 2 records dating from 2018, 1.0km from site.

##### Western Hedgehog

1 record was identified dating from 2018, 1.2km from site.

##### Brown Hare

5 records were identified dating 1994 – 2010, the closest of which was 0.8km from site.

##### Fallow Deer

5 records were identified between 1994 and 2010 with the closest recorded 0.8km from the site.

##### Badger

1 record was available from 2017, 1.7km from the site.

Bat

<b>Species</b>	<b>No. of Records</b>	<b>Date Range</b>	<b>Distance</b>
W. Barbastelle	1	2018	1.0km
Daubenton's	1	1997	0.7km
Natterers	1	2009	0.6km
C. Pipistrelle	2	2007-2008	0.1km
B. Long eared	3	2009-2018	0.2km
S. Pipistrelle	1	1996	0.3km

### 3.3.2 Designations

Designations-Statutory

The site is not situated within nor bounding any statutory designated locations.

The following designations are situated within a 2km radius of the site:

- Debden Water Site of Special Scientific Interest (SSSI) – Approx. 1.8km north east.
- Quendon Wood SSSI – Approx. 4.5km south west.

Impact Assessment

The site is neither situated within nor bounding a statutory designated location. Given the existing land of the site (village hall, shop and sports pavilion adjacent sports fields), it is not considered reasonably likely that the proposal would result in any adverse impact upon statutory designated locations.

Designations-Non-Statutory

Non-statutory designations are used in the planning system to protect areas that have substantive nature conservation value at a local level.

The search identified that the site is not located within, nor directly bounding any such location.

Impact Assessment

It is not considered reasonably likely that proposals would have any adverse impact upon non-statutory designated locations

## **4.0 CONCLUSION & RECOMMENDATIONS**

### **4.1 Conclusion**

In summary, the site comprises village hall, associated sports pavilion and car park located adjacent to managed, maintained sports field/play park. As such, the site and surrounds have been subject to management/disturbance as would be reasonably expected in such a land use context.

The desktop search identified that the site is not situated within, nor bounds a statutory or non-statutory designated location. It is concluded that proposals would not be considered likely to have any adverse impact upon statutory or non-statutory designated locations.

The village hall is considered to offer at the most, a negligible level of bat roosting potential. No further surveys are considered necessary nor appropriate in respect of this building and associated adjoining single storey sections.

With regards to the pavilion, given the evidence of bat droppings noted in the roof void, two evening and one dawn bat activity and emergence surveys should be conducted in the bat survey season which runs from mid-May to the end of September to ascertain whether are bats using the building for roosting purposes. These surveys should be undertaken in suitable conditions and should be at least two weeks apart and carried out with a licenced bat worker. The results of these surveys will determine whether a European Protected Species Licence is required and what level of mitigation will be required to satisfy Natural England that the bat population can be maintained or enhanced at the site.

With the exception of the removal of a small lime tree which has no roosting potential, no tree or hedgerow loss is required to implement the proposal. It is likely that bats would commute and forage along tree lines and as such, in addition to any mitigation as may be necessary following bat surveys of the pavilion, a low impact lighting solution during the construction and completed phase is required. Guidance in respect of ecological enhancements is provided in section 4.2.

No active or inactive badger setts were found, with no evidence of badger activity identified in the areas affected by development proposals. However, appropriate precautions have been advised for the construction phase.

Appropriate recommendations in respect of due diligence relating to nesting birds and ecological enhancements have been made in section 4.2 of the report.

Where necessary, appropriately worded conditions should be placed upon any consent granted in order to ensure appropriate measures are followed.

## 4.2 Recommendations and Further Action

Following the survey, the following recommendations have been made to ensure obligations in respect of protected species are met/the site is enhanced for the benefit of biodiversity if developed. The recommendations are considered to be appropriate and in context with the size of the proposals, and based upon the findings of the impact assessment section of the report (3.2.1 – 3.2.8).

### Bats

- With regards to the pavilion, given the evidence of bat droppings noted, two evening and one dawn bat activity and emergence surveys should be conducted in the bat survey season which runs from mid-May to the end of September to ascertain whether bats are using the building for roosting purposes.
- These surveys should be undertaken in suitable conditions, and should be at least two weeks apart and carried out with a licenced bat worker. The results of these surveys will determine whether a European Protected Species Licence is required, and what level of mitigation will be required to satisfy Natural England that the bat population can be maintained or enhanced at the site.

### Construction Phase

- To protect any radiating mammals, it is recommended that any trenches be covered over with wooden sheeting at night and fencing off construction compounds would be advisable during the construction phase.

### Nesting Birds

- As a general point, it should be noted that the main bird breeding season is between the months of March to September inclusive. Vegetation clearance/tree operations should ideally be avoided during the bird breeding season if possible. If this is not possible a search should be undertaken to confirm presence/absence of nesting prior to works being undertaken.

### Enhancements

- The proposed redevelopment presents an opportunity to enhance the site through further enhancement initiatives. It is recommended that additional ecological enhancements are included as part of the landscaping scheme. This can be through utilisation of native species of tree and shrub in planting, and additional habitat creation through inclusion of bird and bat boxes (integral & external) as considered appropriate throughout the site.
- It is advised that garden boundaries remain relatively open such that all wildlife can continue to radiate in the area. This includes the use of permeable boundaries such as

tree lines and hedgerows, in addition to leaving hedgehog gaps in any new fencing proposals.

## **Appendix 1 – Legislation & Planning Policy**

### **1.1 Habitat Regulations**

The Conservation of Habitats and Species Regulations transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) into English law, making it an offence to deliberately capture, kill or disturb wild animals listed under Schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time).

### **1.2 Wildlife & Countryside Act**

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act (CRoW) 2000 and the Natural Environment and Rural Communities Act (NERC) 2006, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive), making it an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, (which includes Cirl Bunting) or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;
- Pick or uproot any wild plant listed under Schedule 8 of the Act.

Sites of Special Scientific Interest (SSSI) are designated under this Act.

Special Protection Areas (SPA) are strictly protected sites, designated under the Birds Directive, for rare and vulnerable birds and for regularly occurring migratory species.

### **1.3 Natural Environment & Rural Communities Act**

The NERC 2006 places a duty on authorities to have due regard for biodiversity and nature conservation during the course of their operations.

#### **1.4 National Planning Policy Framework (NPPF)**

The NPPF February 2019 (Paragraphs 170-183) are specific in respect of conservation and biodiversity. ODPM 06/2005 remains in place. NPPF places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications, with a focus upon sustainable development and biodiversity net-gain.

#### **1.5 Biodiversity Action Plans**

The UK Biodiversity Action Plan (UKBAP) (Anon, 1995) was organised to fulfil the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. A list of national priority species and habitats has been produced with all listed species/habitats having specific action plans defining the measures required to ensure their conservation. Regional and local BAPs have also been organised to develop plans for species/habitats of nature conservation importance at regional and local levels.

#### **1.6 Local Development Plans**

County, District and Local Councils have Development Plans and other policy documents that include targets and policies which aim to maintain and enhance biodiversity. These are used by Planning Authorities to inform planning decisions.

#### **1.7 Natural England Standing Advice**

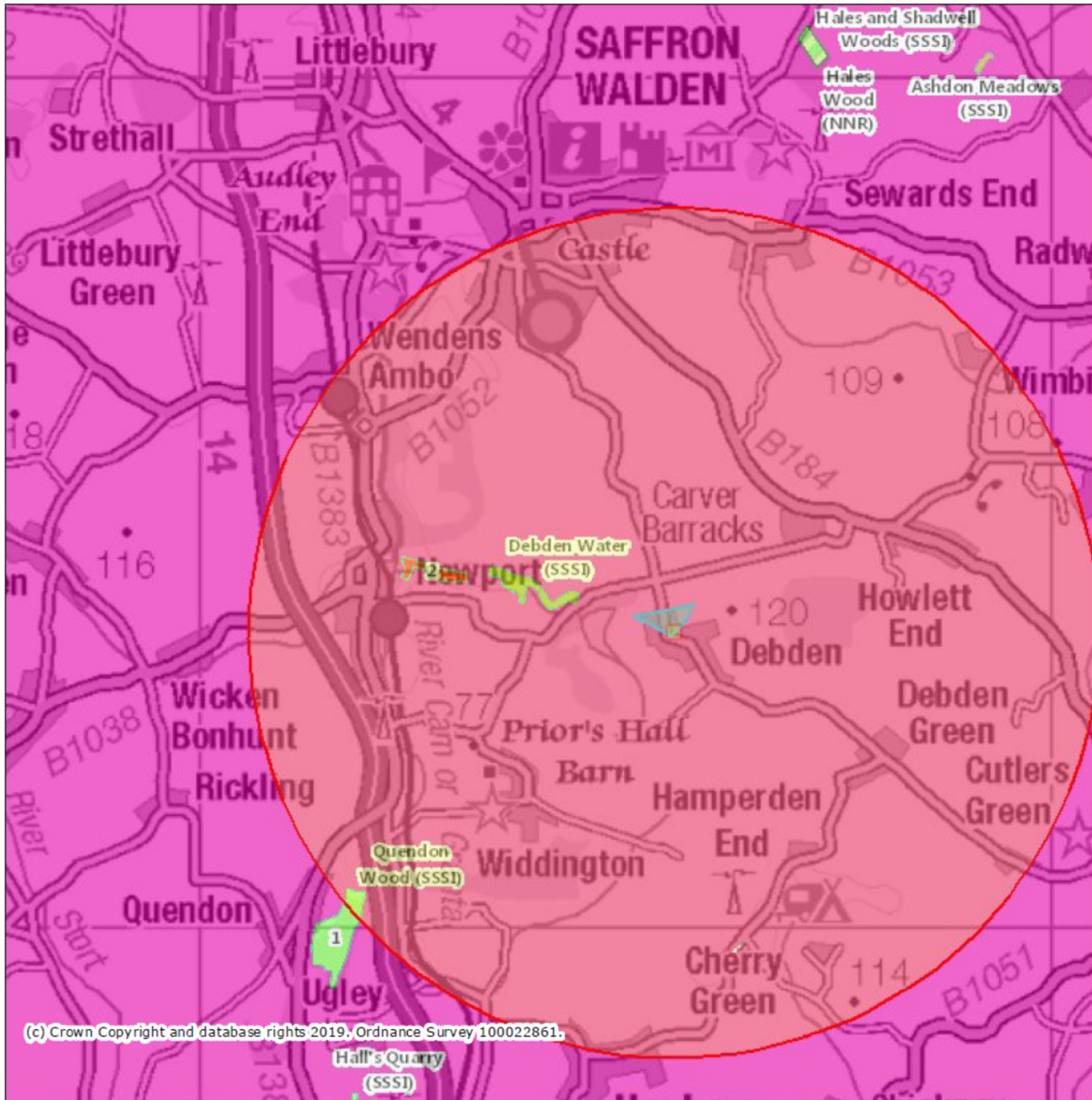
Natural England has adopted national standing advice for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species. It replaces some of the individual comments that Natural England has provided in the past to local authorities.



## **Appendix 2 – Desk Study Maps**

# MAGiC

## Magic Map



(c) Crown Copyright and database rights 2019, Ordnance Survey 100022861.

<b>Legend</b>	
Areas of Outstanding Natural Beauty (England)	Projection = OSGB36
Limestone Pavement Orders (England)	xmin = 541900
Local Nature Reserves (England)	ymin = 228500
Moorland Line (England)	xmax = 566300
National Nature Reserves (England)	ymax = 240300
National Nature Reserves (Scotland)	Map produced by MAGIC on 17 December, 2019.
National Nature Reserves (Wales)	Copyright resides with the data suppliers and the map must not be reproduced without their permission.
National Parks (England)	Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.
Ramsar Sites (England)	
Proposed Ramsar Sites (England)	
Ramsar Sites (Scotland)	

### Appendix 3 – Photographs



Village Hall eastern elevation and car park



Village Hall viewed from south east



Village Hall southern elevation and shop



Village Hall eastern elevation



Village Hall / shop south western elevation



Village Hall western elevation



Small lime tree to be removed as a result of the proposal



Village Hall interior



Roof void above hall. No evidence of bats



Cobwebs within void



North eastern elevation of hall



Northern elevation of hall





Western side of hall



Pavilion viewed from west



Eastern elevation of pavilion. Note entry door into roof void



Southern elevation of pavilion



Bat dropping accumulation in pavilion roof void



Dropping accumulations in pavilion roof void



Dropping accumulations in pavilion roof void



Dropping accumulations in pavilion roof void



Possible bat entry/exit location on pavilion



Pond located offsite to southwest

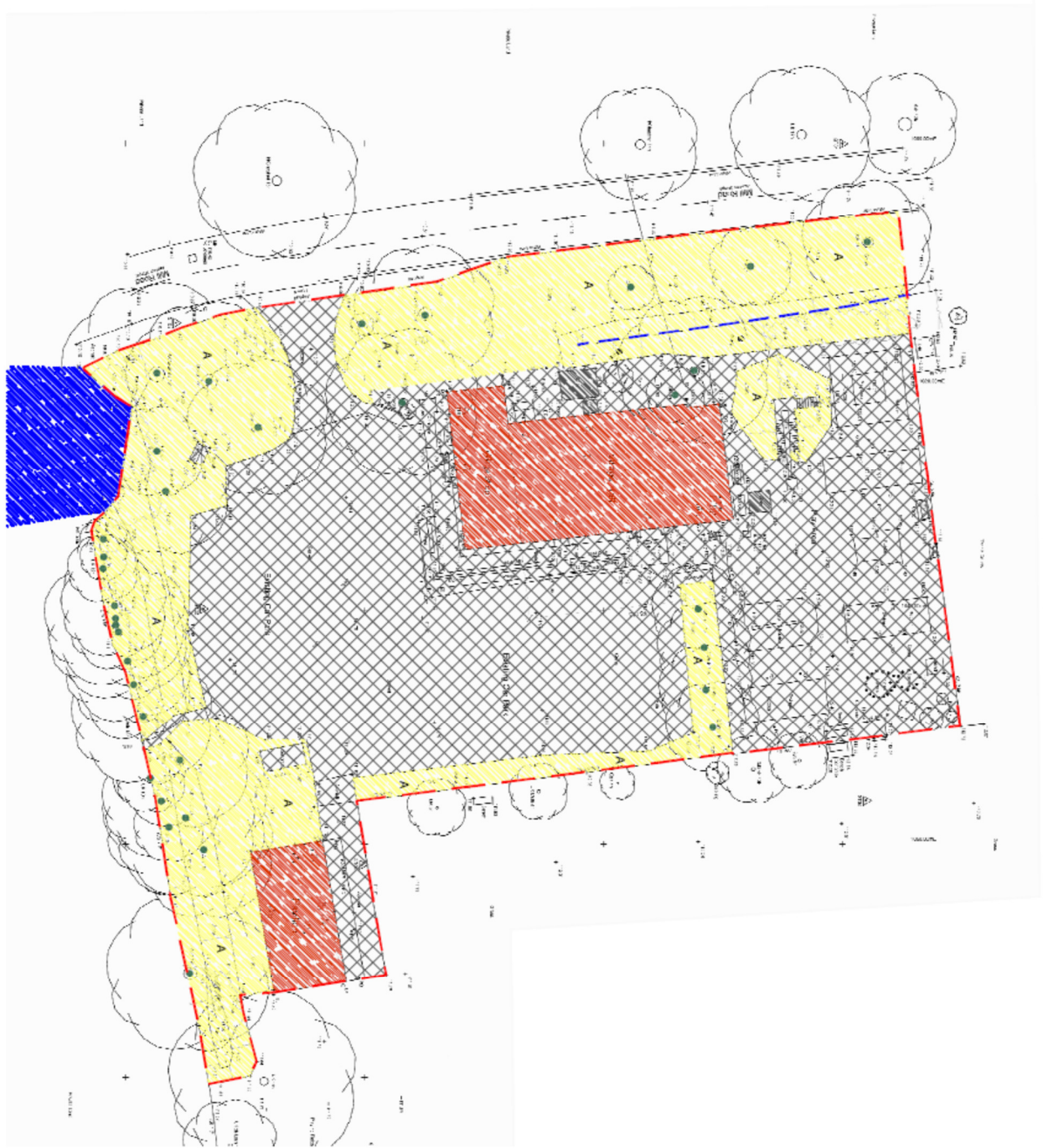


Fish present in the pond in July 2019



Playing field north of pavilion/east of village hall and car park

## Appendix 4 - Site Plan



KEY			
	Survey boundary		Broad-leaved tree
	Amenity grassland		Standing water
	Dry ditch		Concrete / gravel hardstanding
	Building		Survey building

01	Extended Phase 1 Habitat Survey
NTS	Debden Village Hall
@A4	
Dec 2019	



## Appendix 5 - Enhancement Recommendations

The following hedgerows/shrub and smaller tree species could be utilised accordingly:

- Hawthorn *Crataegus monogyna*
- Ash *Fraxinus excelsior*
- English Elm *Ulmus procera*
- Field Maple *Acer campestre*
- Hazel *Corylus avellana*
- Dog Rose *Rosa canina*
- Elderberry *Sambucus nigra*
- Holly *Illex aquifolium*
- Blackthorn *Prunus spinosa*
- Rowan *Sorbus aucuparia*
- Guelder Rose *Viburnum opulus*
- Silver Birch *Betula pendula*
- Alder *Alnus glutinosa*
- Cotoneaster *spp.*
- Spindle *Euonymus europaeus*

The following species could also be considered within the landscaping scheme as appropriate, given their wildlife friendly/native characteristics:

- Viburnum *sp.*
- Californian Lilac *Ceanothus sp.*
- Lavander *Lavandula angustifolia*
- Hebe *Sp.*
- Privet *Ligustrum vulgare*
- Dogwood *Cornus sanguinea*

In addition, vertical areas on sides of buildings and/or boundary fences could be utilised to provide additional habitat. Suitable species to grow on vertical habitats could include:

- Ivy *Hedera helix*
- Clematis *vetalba*
- Honeysuckle *Lonicera periclymenum*

Bulbs and small, wildlife friendly annuals and biennials can also be utilised within wildlife friendly and garden planting where considered appropriate by the landscape architect. Suitable species could include:

- Hypericum *perforatum*

- Wood Anemone *nemorosa*
- Tustan *Hypericum androsaemum*
- Foxglove *Digitalis grandiflora*
- Bluebell *Hyacinthoides non-scripta*

Dependant on soil condition, British Seed House RE1 mix (or similar product) is recommended for installation of the species rich grass areas where required. Alternatively, turf already seeded with wild flower seed could be utilised.

Recommend species are likely to include:

- Slender Creeping Red Fescue *Festuca rubra ssp litoralis*
- Crested Dogs Tail *Cynosurus cristatus*
- Common Bent *Agrostis capillaris*
- Cocksfoot *Dactylis glomerata*
- Meadow Fescue *Festuca pratensis*
- Golden Oat Grass *Trisetum Flavascence*
- Sweet Vernal Grass *Anthoxanthum odoratum*
- Ribwort Plantain *Plantago lanceolata*
- Yarrow *Achillea millefolium*
- Common Knapweed *Centaurea nigra*
- Meadow Sweet *Filipendula ulmaria*
- Lady's Bedstraw *Galium verum*
- Ox eye daisy *Leucanthemum vulgare*
- Self Heal *Prunella vulgaris*
- Meadow Buttercup *Ranunculus acris*
- Bulbous Buttercup *Ranunculus bulbosus*
- Agrimony *Agrimonia eupatorium*
- Rough Hawkbit *Leontodon hispidus*
- Yellow Rattle *Rhinanthus minor*
- Common Birdsfoot Trefoil *Lotus corniculatus*
- Salad Burnett *Sanguisorba minor*
- Harebell *Campanula rotundifolia*
- Cowslip *Primula deorum*
- Field Poppy *Papaver Rhoeads*
- Wild Thyme *Thymus Serpyllum*
- Quaking Grass *Brizia Media*
- Pignut *Conopodium majus*

## **Using Seeds**

### Seed Bed Preparation

Whilst seeds can be sown at any time, the best time to prepare the meadow bed is summer. The top grass, and top inch of top soil should be removed if possible. The most important factor is to ensure that the seed bed is weed free, and level using roller/rake. Also, remove stones in areas of seedbed, Wildflower meadows from seed are most successful when soil fertility is low and weeds can be less vigorous.

### Sowing Seed

The best time to sow the seeds is in spring or early autumn. Spread seeds in a sand mix using a spreader for even distribution at a density of approx. 4 grams per sq. metre.

## **Using Plugs**

Use of wildflower plugs is generally more reliable, and gives quicker results than using seed. However, over large areas, density of plugs can be reduced, with 1 or 2 plugs per square metre. Generally, plugs can be installed at any time but spring/autumn are optimum months.

## **Using Turf Impregnated with seeds**

Use of turf less dependent on soil conditions as the seed are already in place. This enables more variety of species. However, to be successful, it should be installed in free draining areas that do not become water logged. Wildflower Plugs and seeds are available from a number of online suppliers:

[www.wigglywigglers.co.uk](http://www.wigglywigglers.co.uk)

[www.bostonseeds.co.uk](http://www.bostonseeds.co.uk)

[www.wildflowershop.co.uk](http://www.wildflowershop.co.uk)

[www.reallywildflowers.co.uk](http://www.reallywildflowers.co.uk)

[www.wildflower.org.uk](http://www.wildflower.org.uk)

[www.meadowmania.co.uk](http://www.meadowmania.co.uk)

Sections of turf already seeded are also available from the following suppliers:

[www.meadowmat.co.uk](http://www.meadowmat.co.uk)

[www.wildflowerturf.co.uk](http://www.wildflowerturf.co.uk)

[www.wigglywigglers.co.uk](http://www.wigglywigglers.co.uk)

### Habitat Boxes.

The use of bird and bat boxes has been recommended. Suitable products include:



Standard Bird Box-Suitable for a wide variety of species.  
Can be installed in trees and buildings.



Schwegler 2F Bat box. Suitable for attachment to trees.

## Appendix 3 - Schedule of Documentation

## SCHEDULE OF APPLICATION DOCUMENTATION

Job No. 1905

*Full planning application for the demolition of existing pavilion and village hall (retaining village shop) and the erection of a new village hall and associated car parking.*

The following is a schedule of documentation, including drawings, submitted initially to the Local Planning Authority in respect to the above application. The documentation listed, including drawings, may be amended as part of the application process.

### Schedule

#### Application for Permission for Development

Application Form

Location Plan and Existing Site Plan, drawing 1905|10A

Block Plan and Site Development Plan, drawing 1905|11

Floors Plans, Roof Plans and Elevations, drawing 1905|12

Design and Access Statement, September 2023

Historic Impact Statement, September 2023

Bat Survey Report, June 2020

Arboricultural Impact Assessment Report, Sharon Hosegood Associates, October 2019

