

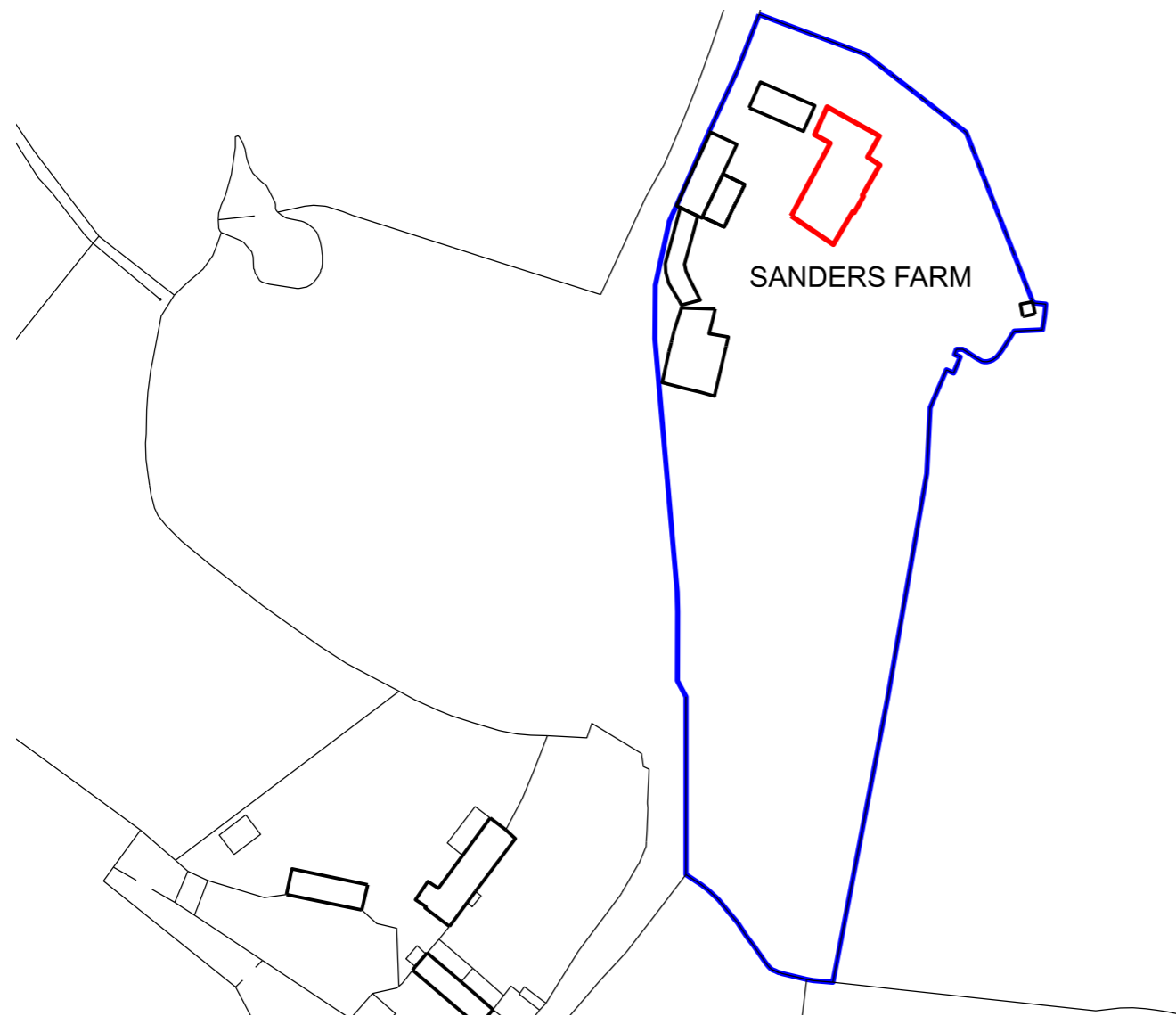
MITCHELL ELEY GOULD

2208 Sanders Farm
Heritage, Design and Access Statement

MITCHELL
ELEY
GOULD

Sanders Farm
2208
**Heritage, Design and Access
Statement**
FEB 2024

Contents



SITE LOCATION PLAN
1:1250

Reference : 2208 Sanders Farm\reports
Prepared By : NJ/BT
Checked By : RM
Issued : FEB 2024

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01 Introduction



Introduction

The proposal detailed in this document is for the stabilisation and protection of the dilapidated Grade II listed farmhouse at Sanders Farm in Kentisbeare, Devon. The remains have been recorded and remedial works are proposed for their preservation, with a view to reconstruction in the future.

Sanders Farm is a Grade II Listed building and dates back to early C16 with later alterations, including in the late C19 and in the first half of C20. The farmhouse was first listed in 1987, being recorded as derelict and partially ruinous. The name of the property has recently been changed from Sowell Farm to Sanders Farm, as there has been confusion historically regarding the property's Listed status due to the neighbouring farm located 150m south of the site having an almost identical name. Aside from the farmhouse remains, the site also consists of 3 working barns which currently are in the process of restoration.

All of the existing drawings in this document are sketch records of the condition as it was in April 2022 during the initial survey. Due to the precarious nature of the remains, the condition may have changed in some places since.

The application reflects the Phase I stabilisation and protection work required to the listed asset and is a precursor to the intended reconstruction of the farmhouse which will be the subject of a separate planning and listed building consent application.

02 Planning Context

Pre submission advice

The earlier farmhouse originally sat amongst a range of agricultural buildings that supported the livestock farmstead that operated until the mid twentieth century and was recorded as derelict with the first listing visit in 1985 and has been in a progressively worsening condition since that time.

Advice was sought from the Conservation Officer at Mid Devon District Council with regard to the importance of the remaining elements of the farmstead and was provided by email by Alex Marsh on 4 March 2022 and is summarised below.

“As discussed Sowell Farmhouse is grade II Listed and I note that it was in a semi ruinous state when listed in 1987. It was further damaged by fire in the late 1990’s however no subsequent repair or rebuilding works were undertaken.

The condition of the ruin is now very poor and I consider a process is now required in two phases – with the first phase under the control of an architect assisted by a structural engineer sensitive to historic buildings and archaeologist.

The process will require a structural assessment (by Structural Engineer) supported by a repairs schedule for stabilisation of the existing standing building, and from the Archaeologist an Historic Building Assessment and Methodology for clearing vegetation under the watch of an archaeologist in order to record and recover any potentially reusable fabric for reuse (or inform rebuilding) and storage on site.

The architect will then need to submit this information along with a stabilisation proposal based on the understanding of the structure and historic significance from these supporting studies in the form of a Listed Building Consent.”

This application provides the information required and is being treated as the Phase I stabilisation and protection of the remaining historic assets.

The Conservation Officer went on to outline the stages that were to follow.

“Following a successful Phase 1 and associated implementation we would need to discuss the Phase 2 rebuild of the Farmhouse to a useable building.

We also discussed the works of repair to the part collapsed cob barn onto the lane and I advised these works need Listed Building Consent as the barns are considered curtilage listed buildings and we can discuss this retrospective application with your architect when we meet next on site.”

The retrospective application referred to in the last paragraph was submitted for the cob haybarn, reference 23/00029/LBC and 23/00027/FULL and approved on 14 July 2023 with the remedial repairs to the barn underway following the roadside collapse of the cob wall and following a further partial collapse of the replacement frame.

Reference was made in the email correspondence to a similar project for which permission were granted, reference 22/00072/LBC at Pouncers Farmhouse, Chawleigh which serves as a precedent for the process.



02 Heritage Statement

Setting

The farmstead previously known locally as Sowell's Farm is located approximately 1.25 miles to the north of the village of Kentisbeare near Cullompton in the Mid Devon district and approximately 0.5 miles north of a farmstead also known as Sowell's Farm.

The site is approached from the lane with an entrance at both the southern and northern extent of the roadside barns and with the delapidated farmhouse set back from the road to the east and elevated above the barns.

The group of buildings and surrounding land are currently in the ownership of the applicant who farms locally but have not made a functional contribution to the operation of the farm for over 40 years.

The site block plan identifies the range of buildings as follows.

Building	Condition
Former farmhouse	Stonework and cob ruinous
Linhay (haybarn)	Stonework and cob part restored
Linhay (open storage)	Brick and stone delapidated
Livestock barn	Brick enclosing walls
Storage barn	Brick enclosing walls

Significance

The Grade II listed farmhouse (details in the appendix) with curtilage listed surrounding structures.

The 1987 listing provides the following information about the farmhouse much of which has now been lost to time but is an important record of the earlier configuration and components and a reflection of the importance of the farm.

Unoccupied farmhouse, derelict and partially in ruins at time of resurvey visit (September 1985). Early C16, with later modifications and additions.

Rendered cob, with some stone, on stone footings; gable end corrugated asbestos roof to main range, with slate to cross wing and rear outshut.

Plan: formerly a 3-room, through-passage plan house, the service end to the right of the passage. This was originally open to the roof, which is of raised jointed cruck construction, the timbers smoke-blackened throughout. The principals are very substantial and the craftsmanship of high quality, suggesting an early date.

Unstopped chamfered ceiling beams suggest that the first floor may not have been inserted until as late as the C17; inserted stacks all rebuilt in C19 and C20; internal end stack heats service end; hall axial stack rebuilt when passage widened to accommodate kitchen, but probably always backed on to passage.

Winder stair to rear of hall; C19 stairs to rear of service end. A small rear wing was added to the now ruinous inner room, probably in the C17, and this end of the house was again extended and a crosswing added in the C19. 2 storeys.

Exterior Front: iregular 3-window range; the service end, although of 2 storeys has no first floor windows

to front; widened passage accommodates kitchen and chamber above, both with late C20 2 light casement window: 3 light casement windows to hall and inner room, and their respective chambers, all C19 except that to the hall which is C17, timber, with cyma recta surround, and ovolo jambs and mullions.

The C19 cross wing, which has walls built of stone externally and cob internally, has largely collapsed.

Right-hand end wall of stone with C20 casement windows. Rear wing with one 2-light window that may be early, still with its internal shutters. Interior: deeply chamfered axial ceiling beam to hall, unstopped; another to the inner room has collapsed.

C19 joinery elsewhere, although the front door to the passage may be earlier (Planked, studded, chamfered rails to rear, with strap hinges).

Roof: 3 raised jointed crucks; service end and passage of two bays, the lower end truss replaced by crossed and pegged principals, probably when end stack inserted.

Hall of one bay; inner room probably also of one bay. Sooted throughout. Crucks morticed and pegged at apex (Alcock type F2), cranked collars with 2 sets of trenched purlins which are finely halved and morticed and now visible because the joints of some have exploded), diagonal ridge piece; some smoke-blackened rafters and battening.

02 Heritage Statement cont.....

Value

Evidential value - High

The records that remain and the non intrusive survey of the site provide a basis for the assessment of the primary conservation value of the site with the need for archaeological monitoring of the future proposed restoration works as a means of creating a record of the asset and a means of establishing a suitable conservation approach.

Iconic/symbolic value - Low

The farmhouse is visible from the immediate surroundings and makes a positive contribution to the landscape character.

Historical value - Low

Not understood to have an association with any other local historic assets and so standalone in its contribution to our understanding of the evolution of the farming model in the 16th and 17th centuries.

Aesthetic value - Low

A mixed character farm holding with some value in the earlier stone and cob buildings but of limited value in its current state.

Need

Structural condition

Generally, the structure is in very poor condition and is currently little more than a gable with some ruinous walls. Later build elements are more intact due to their construction with cementitious mortar. It is likely that without significant intervention the condition of the ruined building will deteriorate further. Repair, consolidation and protection works should be carefully undertaken in a sequenced manner to ensure that the building's short-term stability is protected.

The most vulnerable areas are the north and south walls. It is recommended that an exterior support and restraint scaffold is constructed adjacent to both the north and south walls. The south wall is reasonably true to line, but the north wall is leaning out to a considerable degree local to the north-eastern corner.

Exposed heads to the random rubble stone walls should be sporadically consolidated, and the wall head weather protected to allow for water runoff and to protect the core. This could be achieved with a lime mortar capping or alternatively a polythene sheet or equal. Similarly, the wall heads to remaining parts of cob walls should be protected as soon as practical as these are vulnerable, with evidence of recent collapse on the east side. These elements could be protected with a soft turf capping, or possibly polythene.

With respect to the south wall, the shelves in the western side of the chimney stack have shrubs and other vegetation growing from them. This should be carefully cleared, and the shelves weather protected with lime mortar or equal.

There are a few openings within the north and south walls where lintels have failed, and the surround stonework is weak. A temporary timber frame should be constructed in these openings to provide support to the stonework and prevent further failure. The existing lintels have largely rotted out and should be replaced with new or reclaimed oak lintels to suit in due course.

Impact

The current phase of works assesses the historical significance of the ruin, structural condition, and ecological use.

Consolidation repairs will minimise the risk of further collapse and fabric loss and inform the strategy for long term use or repair of building.

03 Site Photos



View from the southwest corner of the site (04/22)



Inside face of south wall, showing details of the existing opening and chimney (04/22)



View from the northwest corner of the site, showing the north wall and its openings. (04/22)



View from the east of the site, showing the inside of the south wall. (04/22)

Site Photos



View from the northeast corner of the site, showing the two chimneys, the east wall and the inside of the south wall. (02/23)



View of the north wall, showing the significant leaning and loose stones. (02/23)



View of a section of the east wall and window from the inside, looking at the assumed former bathroom. (02/23)



View from the southeast of the site, showing the inside of the north wall. (02/23)

Site Photos



Aerial view showing remains of the structure, including collapsed walls and roof sections (04/22)

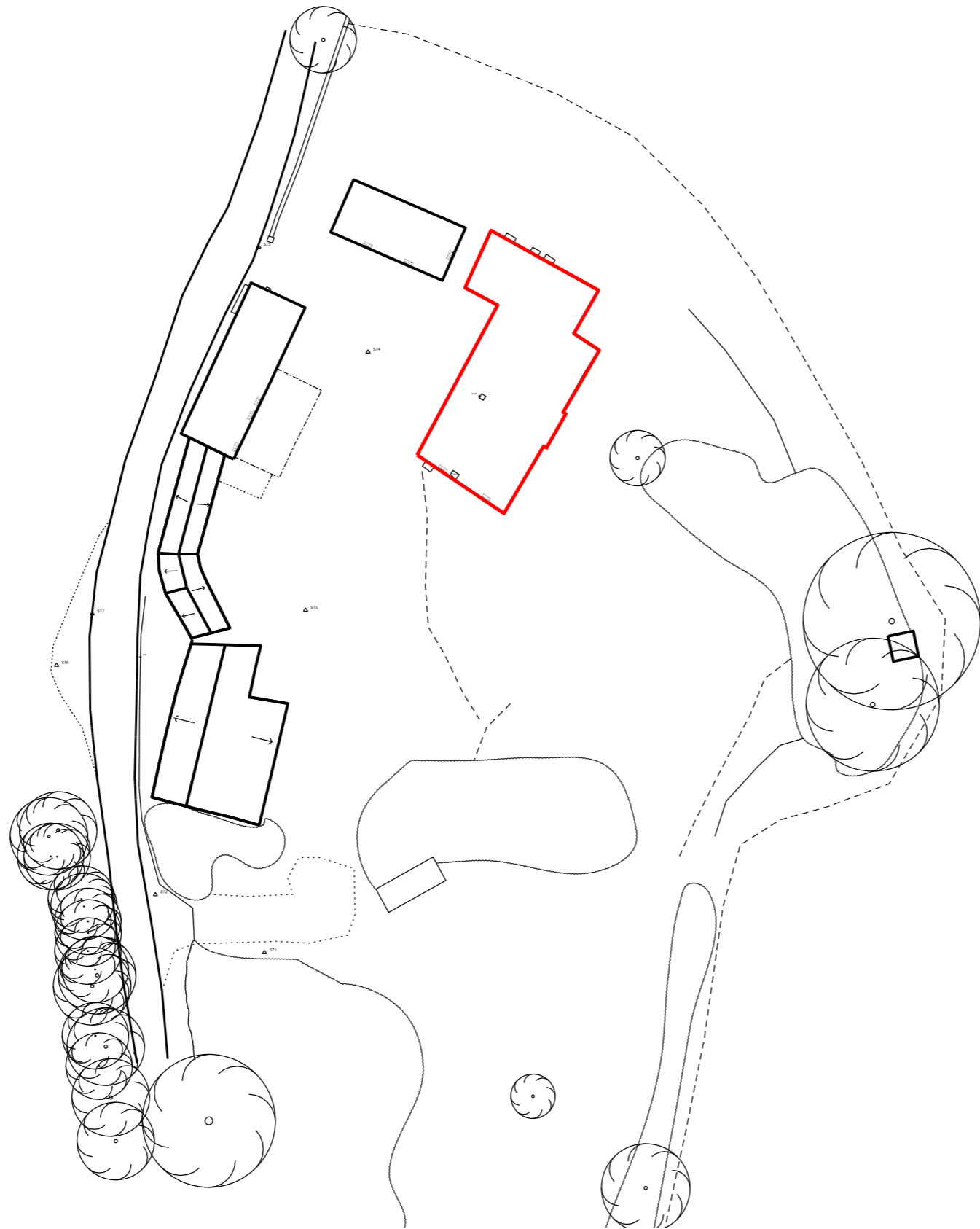


Aerial view showing remains of a former bathroom (04/22)



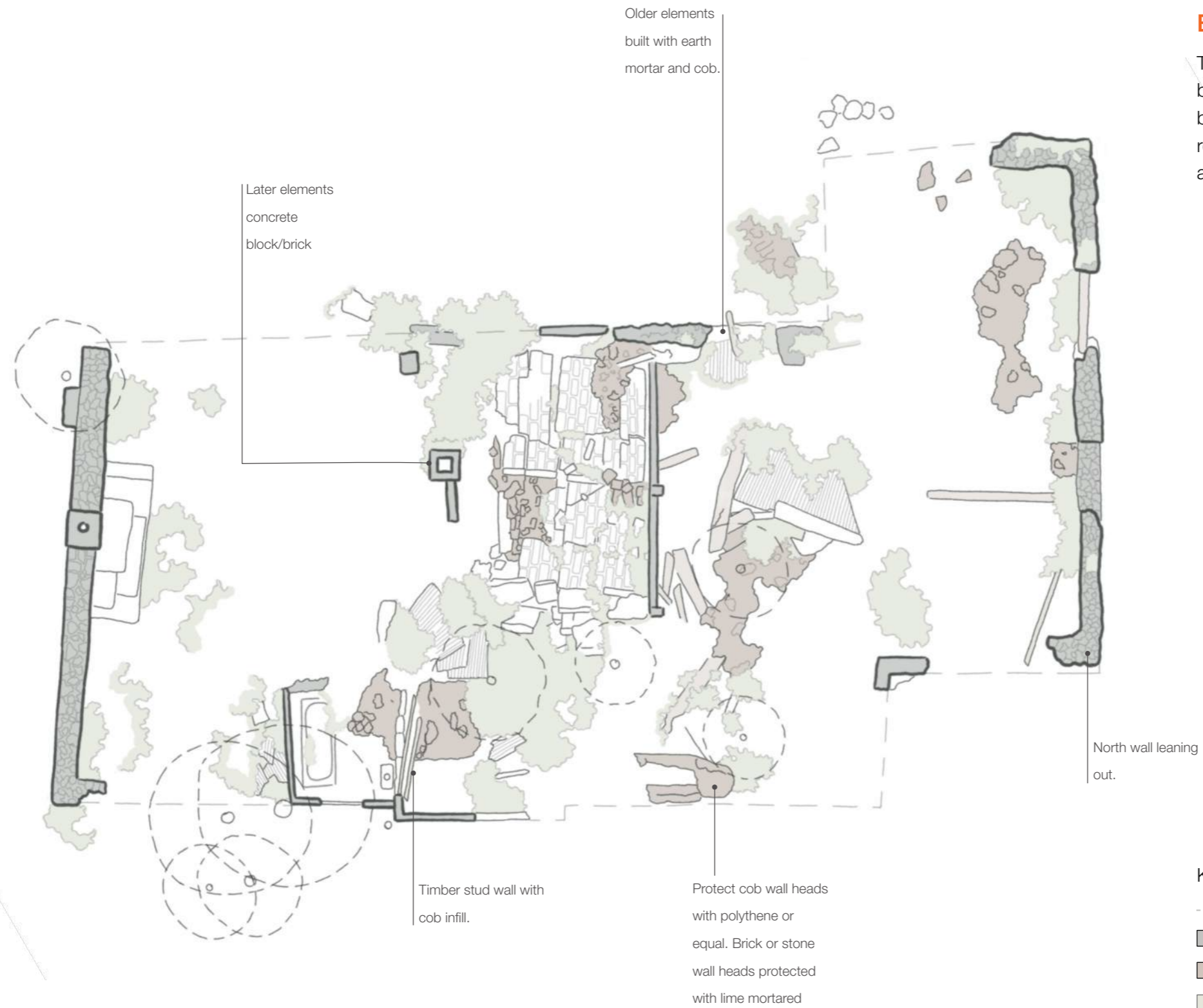
Aerial view showing details of collapsed blockwork and roof sections (04/22)

04 Existing Site Plan



EXISTING SITE PLAN
1:500 @ A3

05 Existing Building Drawings



Existing Floor Plan

This sketch plan records the current condition of the building, including debris on the ground as far as can be seen through the areas of dense vegetation. Tree root circles have been indicated based on location and size of visible tree stumps.

KEY:

- - - - Building Footprint from Survey
- █ Existing Walls
- █ Rubble
- █ Vegetation
- - - - Removed Tree Root Outline

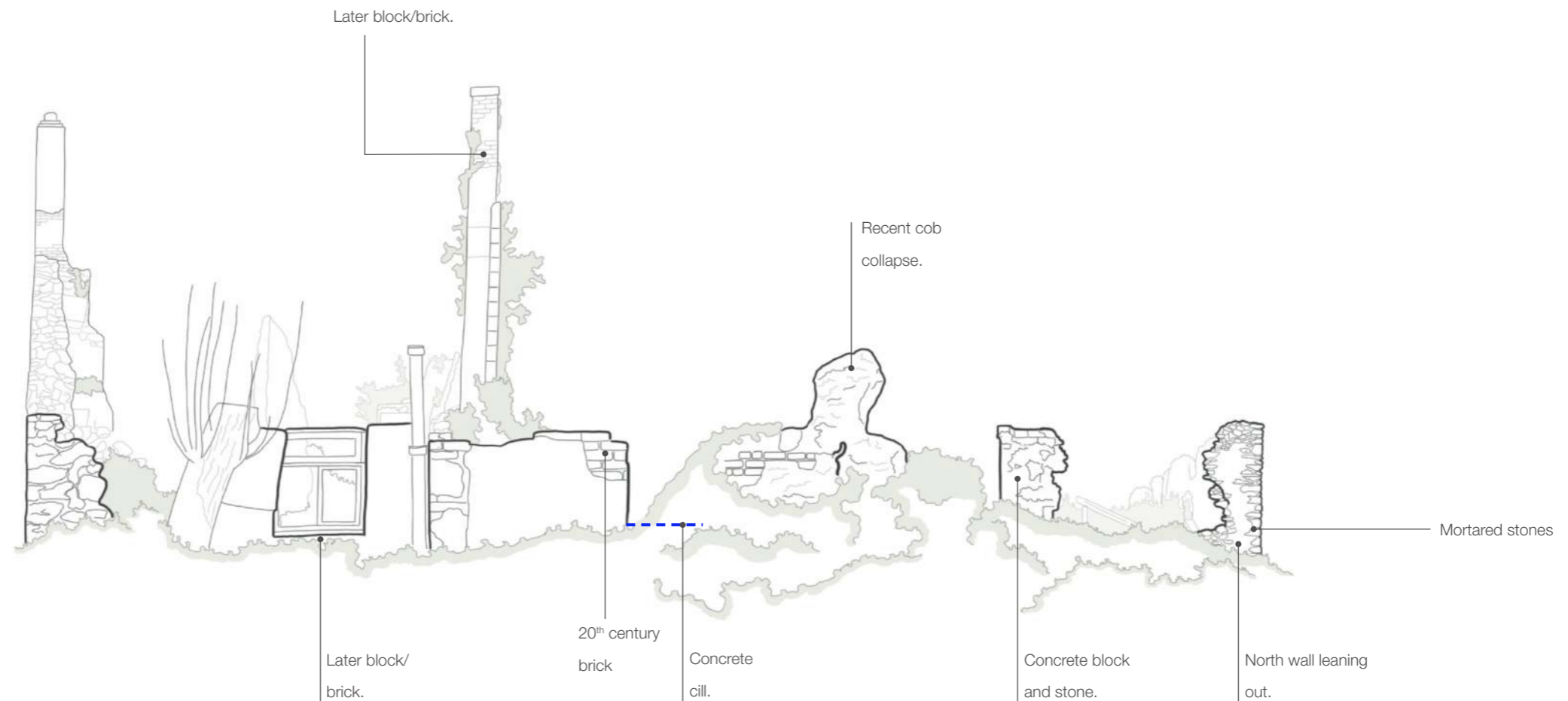


EXISTING LAYOUT SKETCH
1:100 @ A3

Existing Building Drawings

East Elevation

The most vulnerable areas are the north and south walls. The south wall is reasonably true to line, but the north wall is leaning out to a considerable degree local to the north-eastern corner.

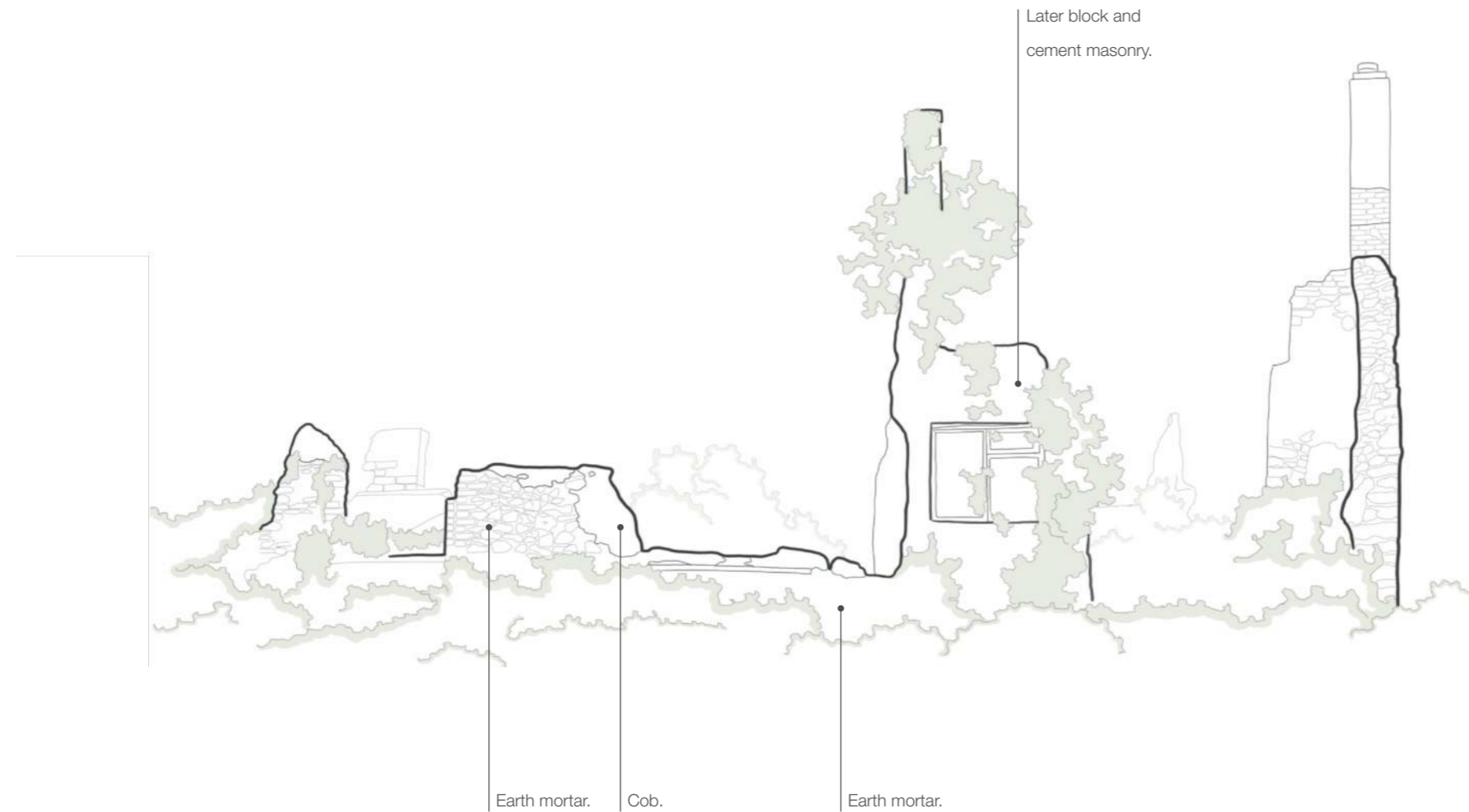


EXISTING EAST ELEVATION SKETCH
1:200 @ A3

Existing Building Drawings

West Elevation

Along the south wall, the shelves in the western side of the chimney stack have shrubs and other vegetation growing from them.

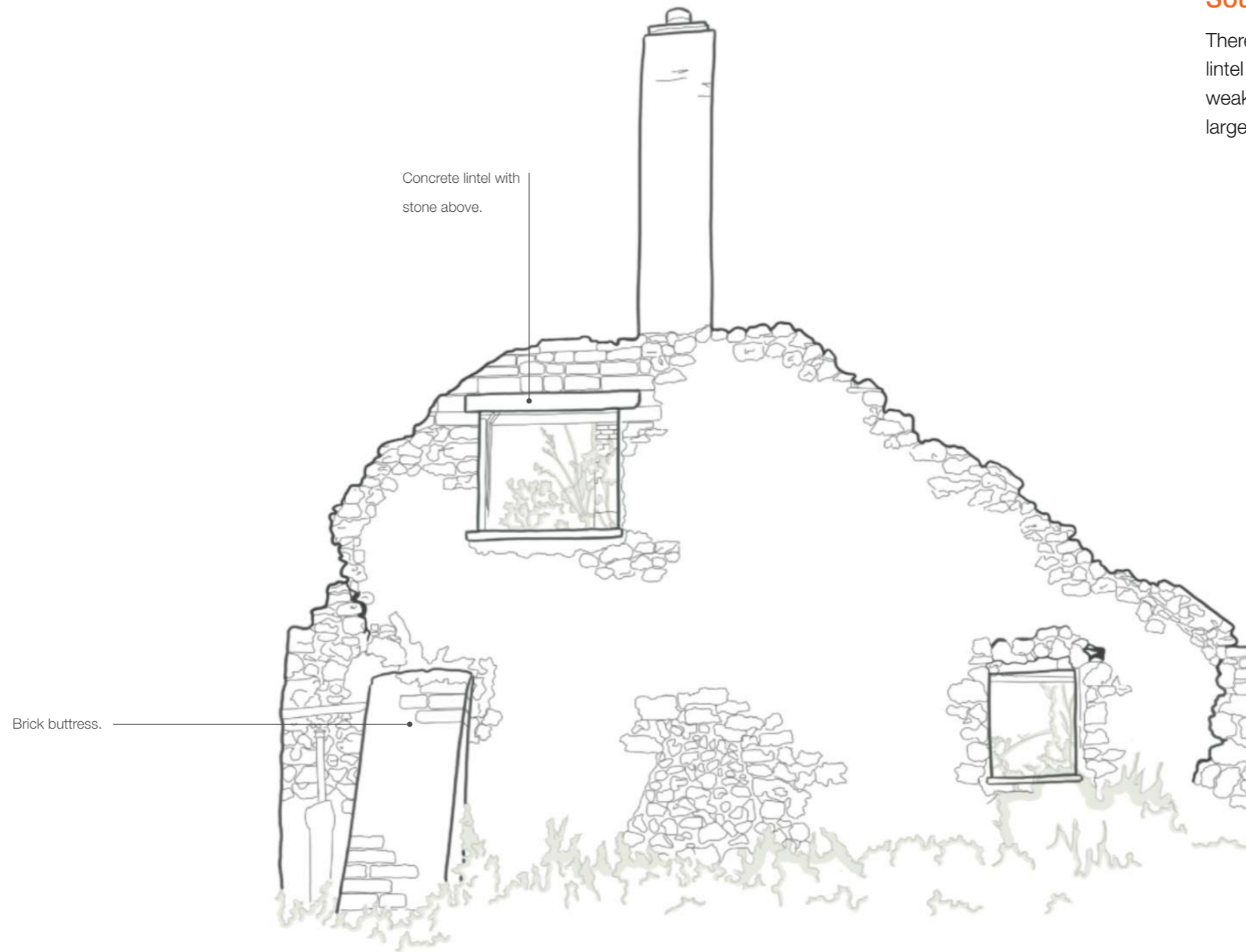


EXISTING WEST ELEVATION SKETCH
1:200 @ A3

Existing Building Drawings

South Elevation

There is an opening within the south wall where the lintel has almost failed, and the surround stonework is weak. The existing lintels across the building have largely rotted out.

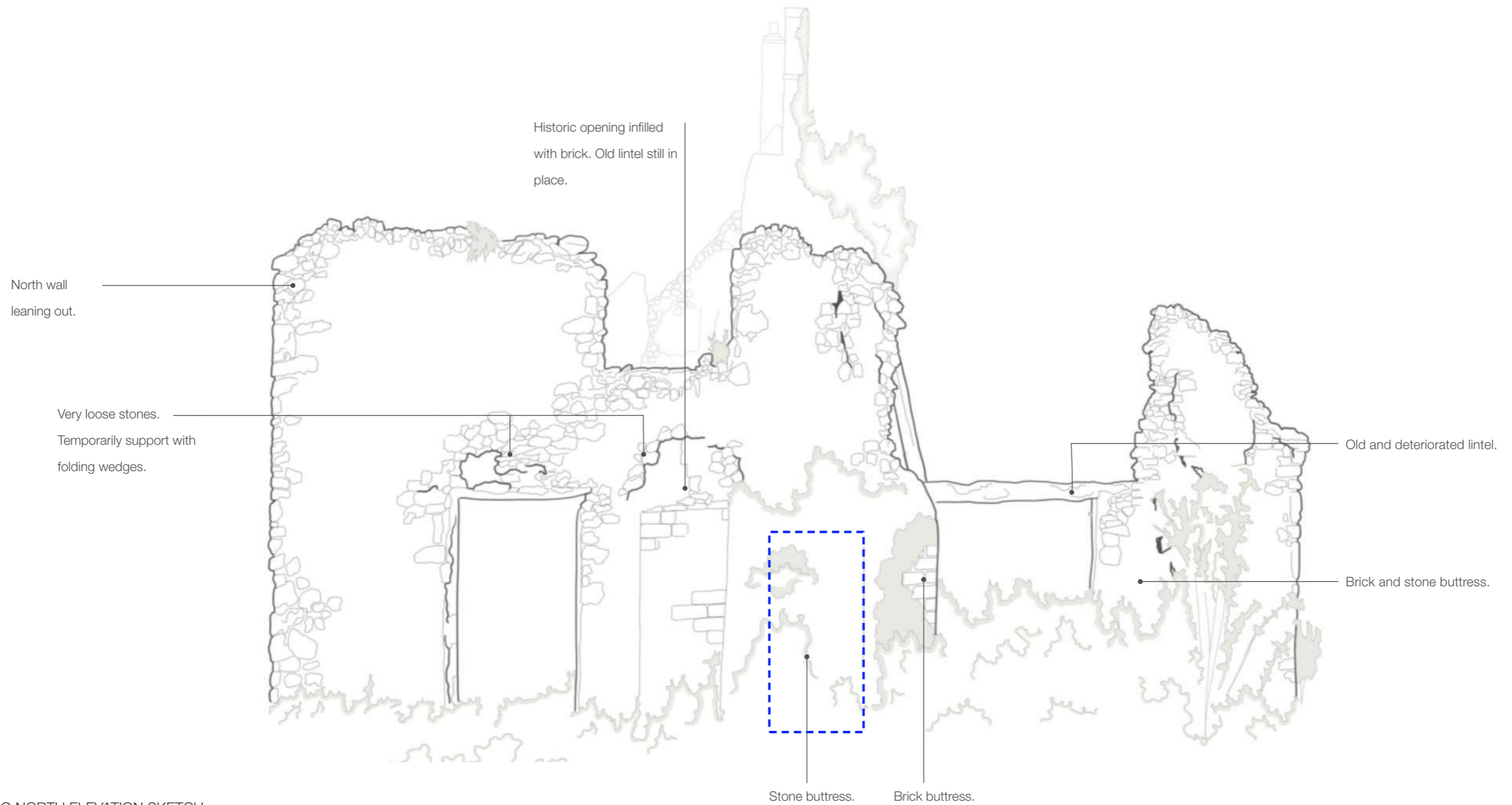


EXISTING SOUTH ELEVATION SKETCH
1:100 @ A3

Existing Building Drawings

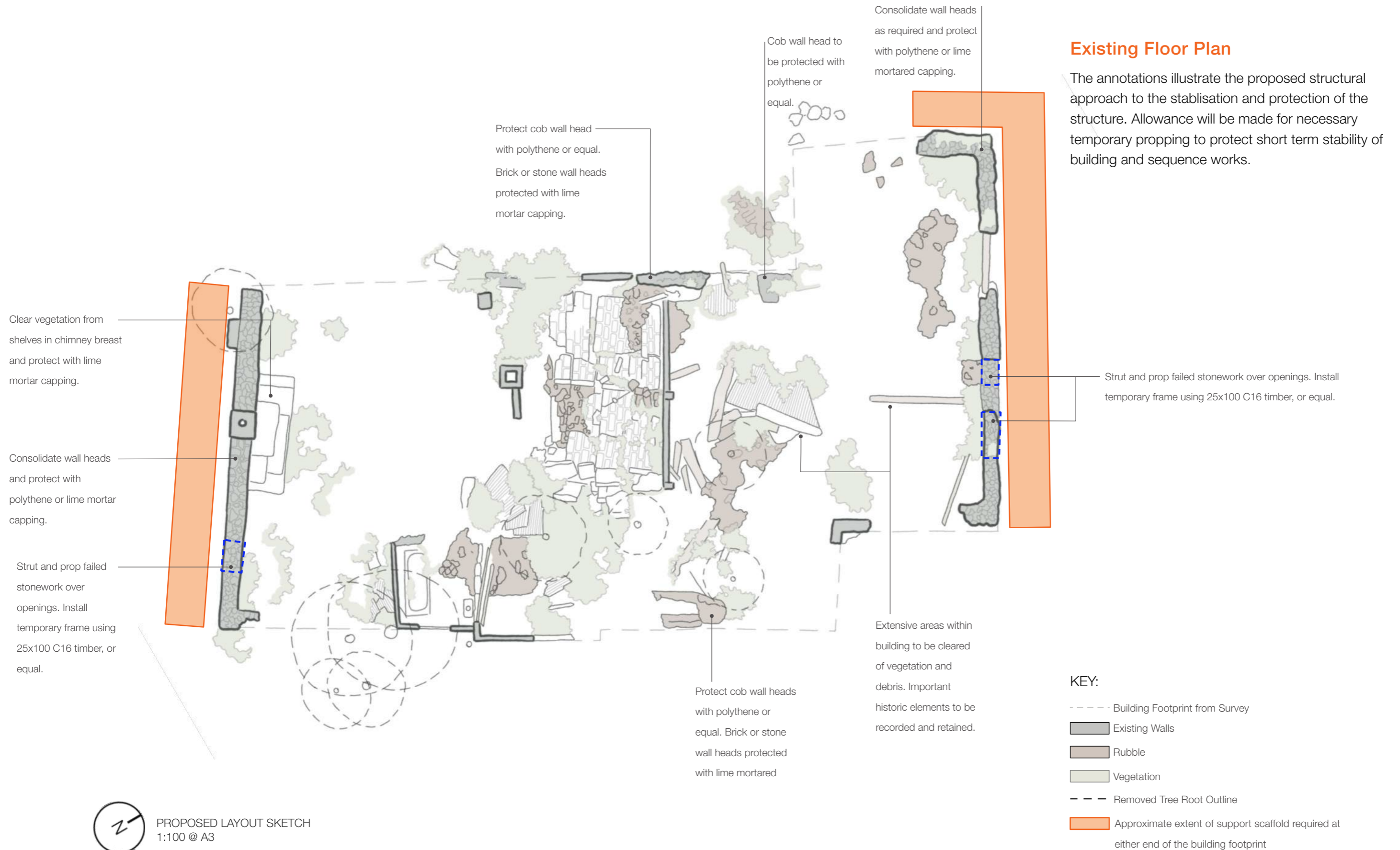
South Elevation

There are a few openings within the north wall where lintels have failed, and the surround stonework is weak. The existing lintels have largely rotted out.



EXISTING NORTH ELEVATION SKETCH
1:100 @ A3

06 Proposed Works

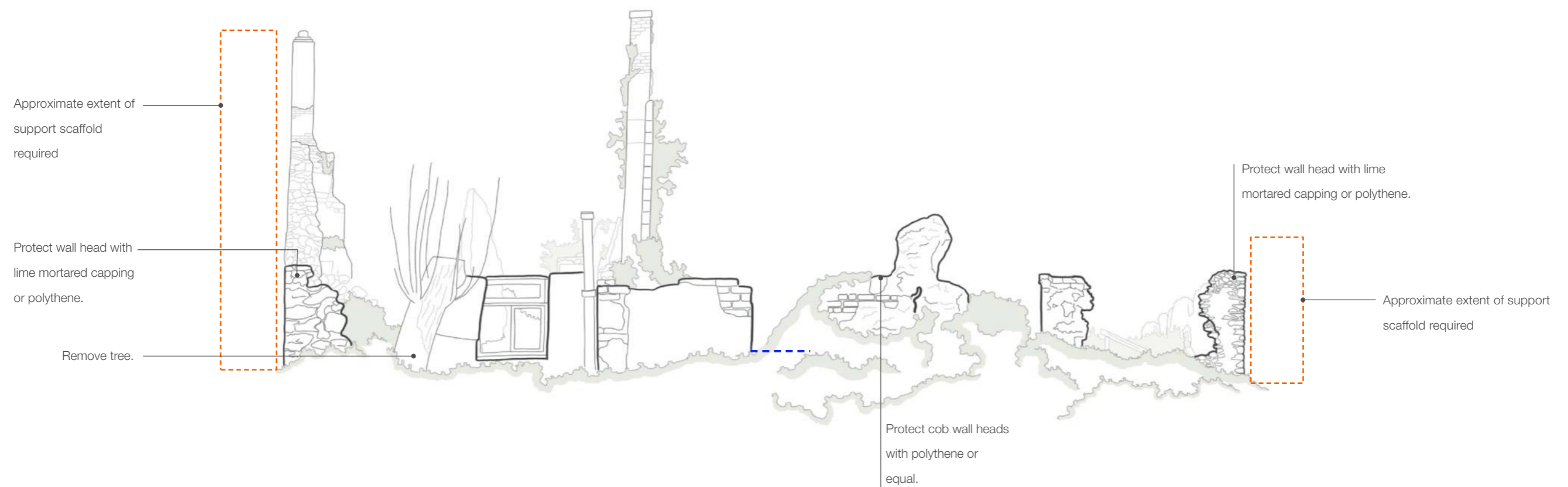


PROPOSED LAYOUT SKETCH
1:100 @ A3

Proposed Works

East Elevation

It is recommended that an exterior support and restraint scaffold is constructed adjacent to both the north and south walls.



PROPOSED EAST ELEVATION SKETCH
1:200 @ A3

Proposed Works

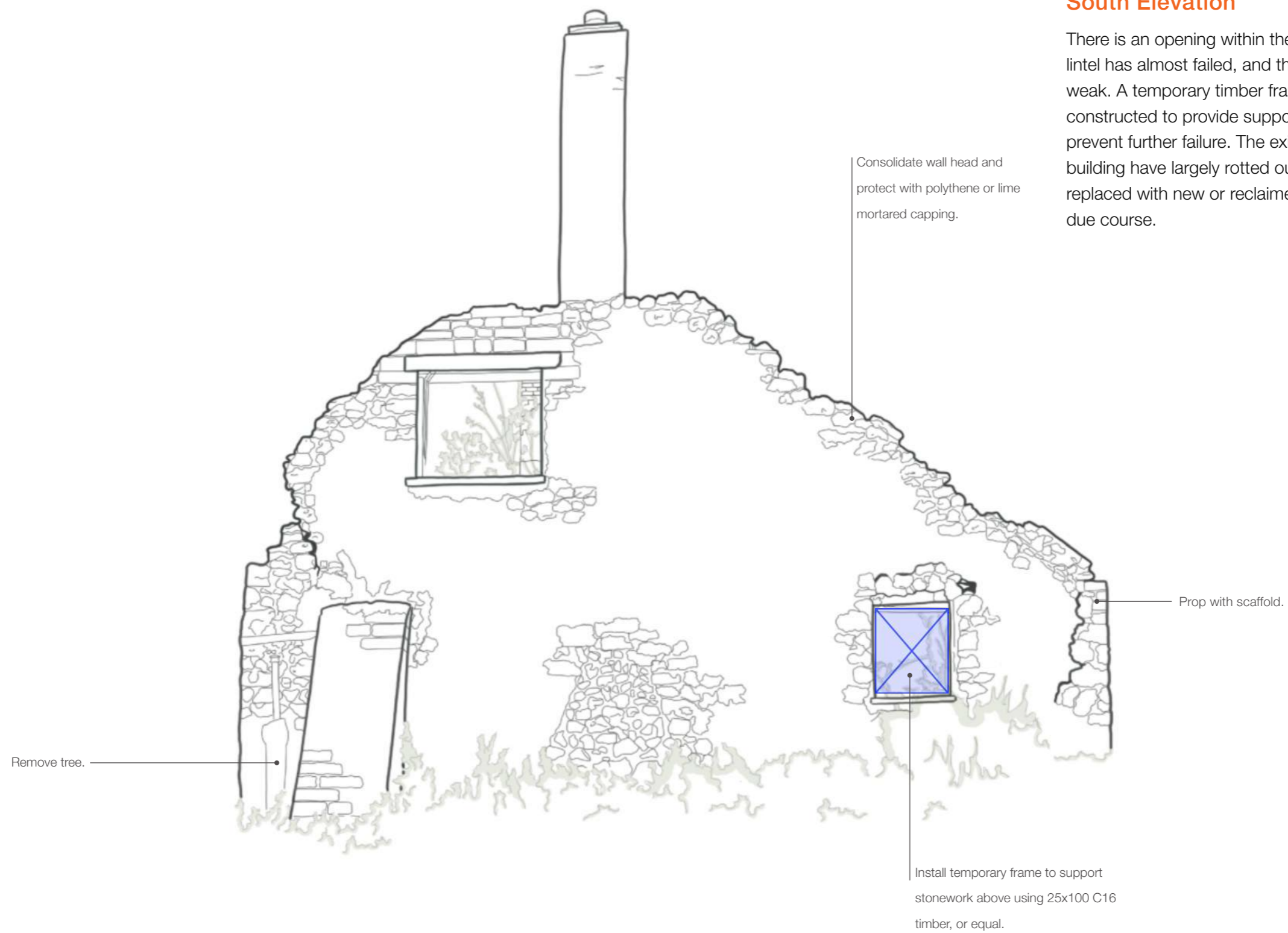
West Elevation

Along the south wall, the shelves in the western side of the chimney stack have shrubs and other vegetation growing from them. This should be carefully cleared, and the shelves weather protected with lime mortar or equal.



PROPOSED WEST ELEVATION SKETCH
1:200 @ A3

Proposed Works



South Elevation

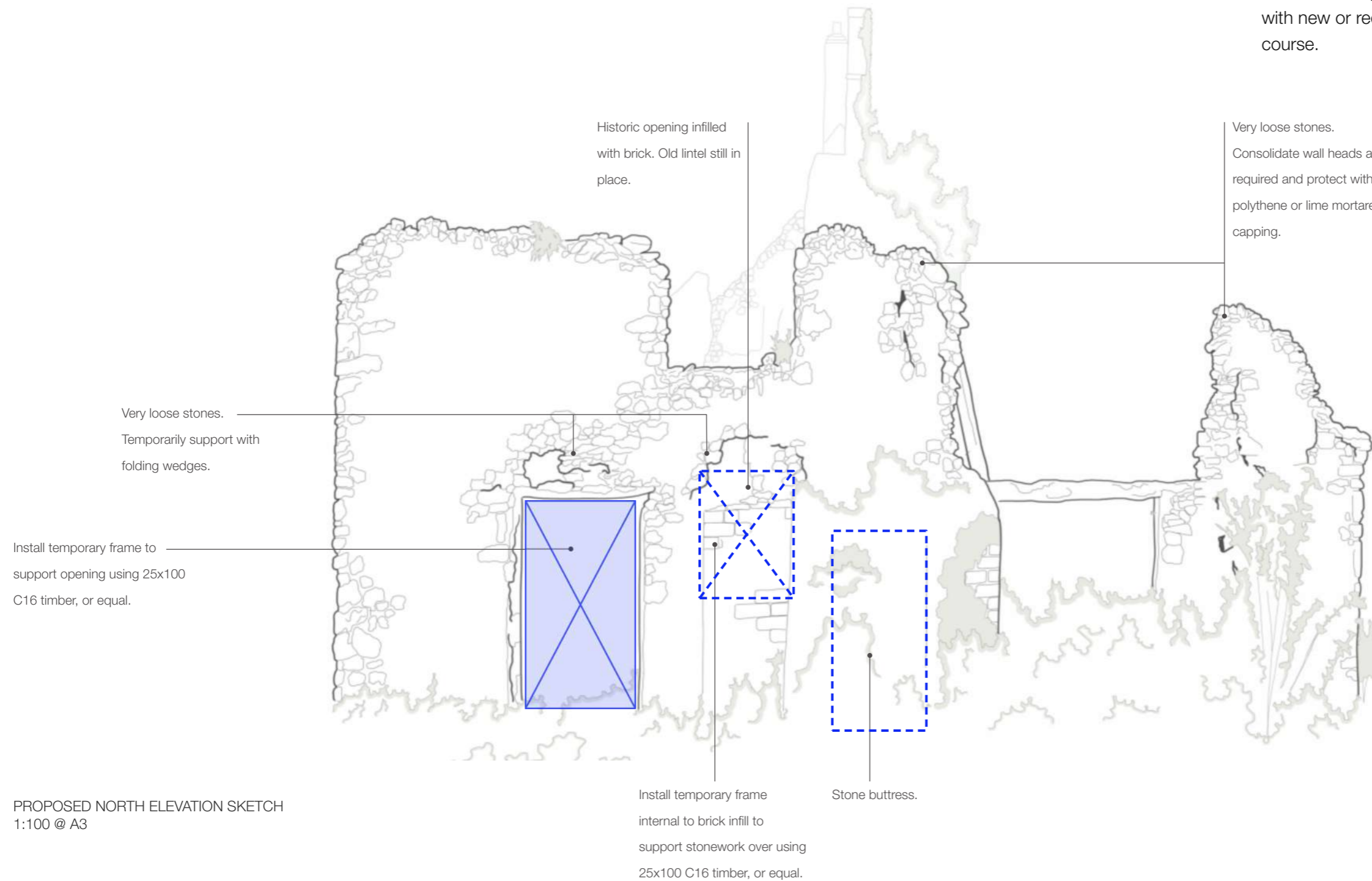
There is an opening within the south wall where the lintel has almost failed, and the surround stonework is weak. A temporary timber frame should be constructed to provide support to the stonework and prevent further failure. The existing lintels across the building have largely rotted out and should be replaced with new or reclaimed oak lintels to suit in due course.

PROPOSED SOUTH ELEVATION SKETCH
1:100 @ A3

Proposed Works

South Elevation

There are a few openings within the north wall where lintels have failed, and the surround stonework is weak. A temporary timber frame should be constructed in these openings to provide support to the stonework and prevent further failure. The existing lintels have largely rotted out and should be replaced with new or reclaimed oak lintels to suit in due course.



PROPOSED NORTH ELEVATION SKETCH
1:100 @ A3

07 Listing

Official list entry

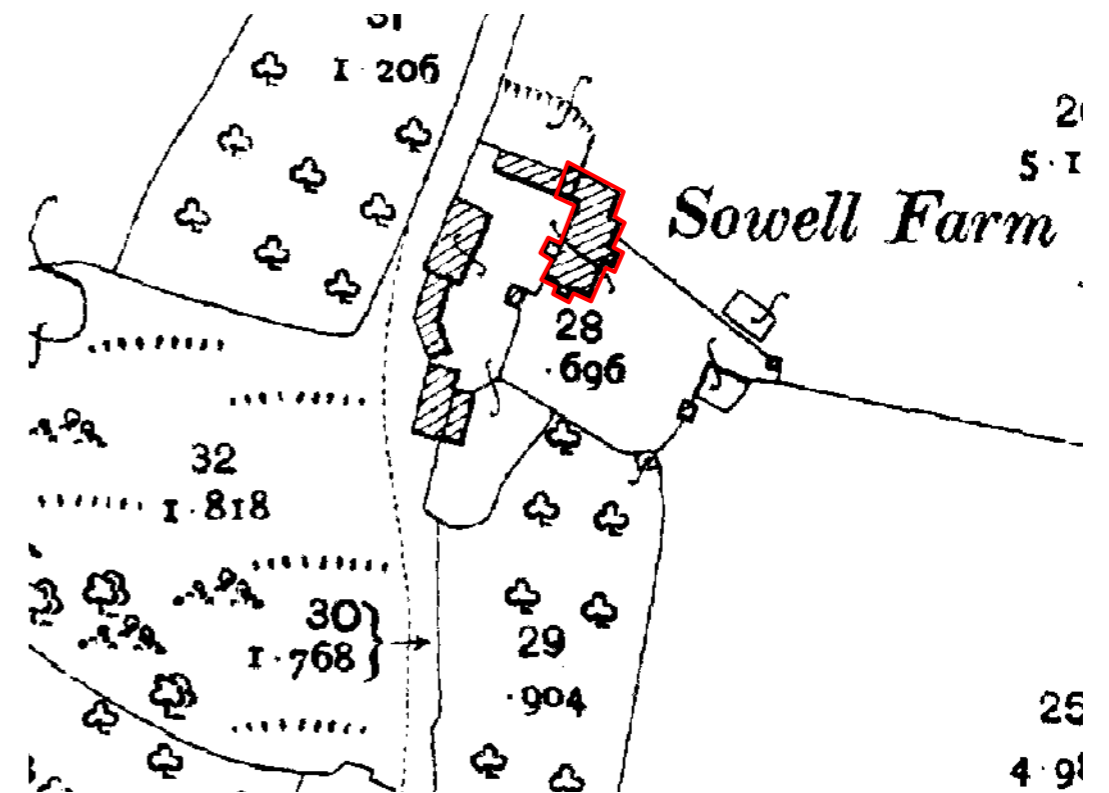
Heritage Category: Listed Building
Grade: II
List Entry Number: 1106495
Date First Listed: 15-Apr-1987
List Entry Name: Sowell Farmhouse

Location

Statutory Address: Sowell Farmhouse
County: Devon
District: Mid Devon (District Authority)
Parish: Kentisbeare
National Grid Reference: ST 07244 09998

Details

ST 01 SE KENTISBEARE 4/89 Sowell Farmhouse - II Unoccupied farmhouse, derelict and partially in ruins at time of resurvey visit (September 1985). Early C16, with later modifications and additions. Rendered cob, with some stone, on stone footings; gable end corrugated asbestos roof to main range, with slate to cross wing and rear outshut. Plan: formerly a 3-room, through-passage plan house, the service end to the right of the passage. This was originally open to the roof, which is of raised jointed cruck construction, the timbers smoke-blackened throughout. The principals are very substantial and the craftsmanship of high quality, suggesting an early date. Unstopped chamfered ceiling beams suggest that the first floor may not have been inserted until as late as the C17; inserted stacks all rebuilt in C19 and C20; internal end stack heats service end; hall axial stack rebuilt when passage widened to accommodate kitchen, but probably always backed on to passage. Winder stair to rear of hall; C19 stairs to rear of service end. A small rear wing was added to the now ruinous inner room, probably in the C17, and this end of the house was again extended and a crosswing added in the C19. 2 storeys. Exterior Front: irregular 3-window range; the service end, although of 2 storeys has no first floor windows to front; widened passage accommodates kitchen and chamber above, both with late C20 2 light casement window: 3 light casement windows to hall and inner room, and their respective chambers, all C19 except that to the hall which is C17, timber, with cyma recta surround, and ovolo jambs and mullions. The C19 cross wing, which has walls built of stone externally and cob internally, has largely collapsed. Right-hand end wall of stone with C20 casement windows. Rear wing with one 2-light window that may be early, still with its internal shutters. Interior: deeply chamfered axial ceiling beam to hall, unstopped; another to the inner room has collapsed. C19 joinery elsewhere, although the front door to the passage may be earlier (Planked, studded, chamfered rails to rear, with strap hinges). Roof: 3 raised jointed crucks; service end and passage of two bays, the lower end truss replaced by crossed and pegged principals, probably when end stack inserted. Hall of one bay; inner room probably also of one bay. Sooted throughout. Crucks morticed and pegged at apex (Alcock type F2), cranked collars with 2 sets of trenched purlins which are finely halved and morticed (and now visible because the joints of some have exploded), diagonal ridge piece; some smoke-blackened rafters and battening.



Map from 1904



Aerial photograph from 1946

08 Conclusion

Construction Overview:

The oldest elements are constructed from a combination of rubble stone with earth mortar, and cob. The inserted chimney stacks would have been built with rubble stone but have since been rebuilt in brick, likely during C19 and C20. Later build additions are constructed of brick and block, with some elements built with a cementitious mortar. A brick buttress has been added to the south wall, and the north wall has three buttresses, constructed from a combination of brick and/or stone.

The original roof structure was probably made up of a jointed cruck truss and purlin construction supporting a thatched roof, although this has not been evidenced. Smoke blackened rafters and battening were recorded in the initial property Listing description.

The first floor may not have been inserted until as late as C17, and was probably made up with boarding on joists/beams.

Where evident, the older internal walls are timber framed with cob infill, with later built walls constructed from brick or later block.

No floor finishes were evident, and the floor construction was not mentioned in the original Listing.

Foundations and substructures are likely limited and are thought to probably include a nominal widening of the substructure stonework bearing on the intact bearing ground at a shallow depth.

Condition Overview:

Inspection of the remaining structure was limited due to the extent of debris and vegetative growth.

Generally, the structure is in very poor condition and is currently little more than a gable with some ruinous walls. Later build elements are more intact due to their construction with cementitious mortar. It is likely that without significant intervention the condition of the ruined building will deteriorate further. Repair, consolidation and protection works should be carefully undertaken in a sequenced manner to ensure that the building's short-term stability is protected.

The most vulnerable areas are the north and south walls. It is recommended that an exterior support and restraint scaffold is constructed adjacent to both the north and south walls. The south wall is reasonably true to line, but the north wall is leaning out to a considerable degree local to the north-eastern corner.

Exposed heads to the random rubble stone walls should be sporadically consolidated, and the wall head weather protected to allow for water runoff and to protect the core. Similarly, the wall heads to remaining parts of cob walls should be protected as soon as practical as these are vulnerable, with evidence of recent collapse on the east side.

Engineer recommendations:

- Repair, consolidation and protection works should be sequenced, only working on small areas at a time, and allowing for all necessary temporary propping to ensure that the work can be carried out safely.

- Removal of vegetation and debris should be undertaken carefully with necessary recording as required.

- Scaffolds should be constructed to temporarily stabilise the north and south walls, allowing to wrap around the northwest corner as required.

- The stone wall heads should be consolidated as required and weather protected to allow rainwater runoff.

- Cob wall heads should be protected with a turf capping, or similar.

- Temporary timber frames should be constructed within openings in order to adequately prop and support to the surrounding weak stonework.

09 Appendix

Schedule of Works, PCA Structural Engineers



CONDITION SURVEY AND SCHEDULE OF WORKS

SANDERS FARM CROYLE



Further to our visit to the property on Thursday 9th February 2023, we comment as follows on the general structural condition of the ruinous farmhouse, in the context of the proposed Planning and Listed Building Consent application to consolidate and repair the ruins, so that the longevity of this historically important building can be protected.

This report should be read in conjunction with information as prepared by the Architects and other Consultants as may be relevant, together with the accompanying marked-up drawings.

Outline History

Sanders Farm is a Grade II Listed building and dates back to early C16 with later alterations, including in the late C19 and in the first half of C20. The farmhouse was first listed in 1987, being recorded as derelict and partially ruinous. The name of the property has recently been changed from Sowell Farm to Sanders Farm, as there has been confusion historically regarding the property's Listed status due to the neighbouring farm located 150m south of the site having an almost identical name.

General Construction

The oldest elements are constructed from a combination of rubble stone with earth mortar, and cob. The inserted chimney stacks would have been built with rubble stone but have since been rebuilt in brick, likely during C19 and C20. Later build additions are constructed of brick and block, with some elements built with a cementitious mortar. A brick buttress has been added to the south wall, and the

Directors: Andrew Horton BEng(Hons), CEng, MICE, CMAPP; Rose Carpenter BEng(Hons); Finance Director: Sophia Davie BSc(Hons)
Non-Executive Director: Paul Carpenter BSc(Eng), PgDip (Arch/Conserv), CEng, MICE, Conservation Accredited Engineer
Consultant: Colin South MEng(Hons), CEng, MIBStructE

north wall has three buttresses, constructed from a combination of brick and/or stone.

The original roof structure was probably made up of a jointed cruck truss and purlin construction supporting a thatched roof, although this has not been evidenced. Smoke blackened rafters and battening were recorded in the initial property Listing description.

The first floor may not have been inserted until as late as C17, and was probably made up with boarding on joists/beams.

Where evident, the older internal walls are timber framed with cob infill, with later built walls constructed from brick or later block.



Internal timber frame wall with cob infill.

No floor finishes were evident, and the floor construction was not mentioned in the original Listing.

Foundations and substructures are likely limited and are thought to probably include a nominal widening of the substructure stonework bearing on the intact bearing ground at a shallow depth.

General Condition and Evident Defects

Our inspection was limited due to the extent of debris and vegetative growth.

Generally, the structure is in very poor condition and is currently little more than a gable with some ruinous walls. Later build elements are more intact due to their construction with cementitious mortar. It is likely that without significant intervention the condition of the ruined building will deteriorate further. Repair, consolidation and protection works should be carefully undertaken in a sequenced manner to ensure that the building's short-term stability is protected.

The condition of the building is outlined, along with recommendations for protection works, on SK.01, 02 and 03, together with the Architect's supporting information.

The most vulnerable areas are the north and south walls. It is recommended that an exterior support and restraint scaffold is constructed adjacent to both the north and south walls. The south wall is reasonably true to line, but the north wall is leaning out to a considerable degree local to the north-eastern corner.



Leaning north wall.

Exposed heads to the random rubble stone walls should be sporadically consolidated, and the wall head weather protected to allow for water runoff and to protect the core. This could be achieved with a lime mortar capping or alternatively a polythene sheet or equal. Similarly, the wall heads to remaining parts of cob walls should be protected as soon as practical as these are vulnerable, with evidence of recent collapse on the east side. These elements could be protected with a soft turf capping, or possibly polythene.

With respect to the south wall, the shelves in the western side of the chimney stack have shrubs and other vegetation growing from them. This should be carefully cleared, and the shelves weather protected with lime mortar or equal.



09 Appendix

Schedule of Works, PCA Structural Engineers

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South wall, with vegetated shelves in chimney stack.

There are a few openings within the north and south walls where lintels have failed, and the surround stonework is weak. A temporary timber frame should be constructed in these openings to provide support to the stonework and prevent further failure. The existing lintels have largely rotted out and should be replaced with new or reclaimed oak lintels to suit in due course.

As mentioned previously, there is a considerable amount of debris and vegetation within the building and the surroundings, which requires careful clearing and assessment. The clearing will likely reveal more unstable elements of the structure which will need to be reviewed at the appropriate stage.

General Conclusions and Recommendations

- Repair, consolidation and protection works should be sequenced, only working on small areas at a time, and allowing for all necessary temporary propping to ensure that the work can be carried out safely.
- Removal of vegetation and debris should be undertaken carefully with necessary recording as required.
- Scaffolds should be constructed to temporarily stabilise the north and south walls, allowing to wrap around the northwest corner as required.
- The stone wall heads should be consolidated as required and weather protected to allow rainwater runoff.
- Cob wall heads should be protected with a turf capping, or similar.



Page | 5

- Temporary timber frames should be constructed within openings in order to adequately prop and support to the surrounding weak stonework.

We hope that the above is helpful, and if there are any queries, or you require any further information, please do not hesitate to contact us.

Kind regards,

Paul B Carpenter
PCA Consulting Engineers

Enc



10 Appendix

Ecology report produced by Orbis

The report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 20171 and the BCT Bat Surveys for Professional Ecologists Good Practice Guidelines (Collins 2016)2.

The report has been prepared in line with current best practice guidance and survey work has been undertaken in line with references within CIEEM's Source of Survey Guidance.

The full report is included as a part of the application and can be summarised as follows.

No bats were recorded emerging from the building during the emergence survey. It is therefore concluded that bats are not roosting within the buildings during the summer.

External and internal crevices in the cob and stone walls of the house and Barn 1 are suitable for use by hibernating bats and may be used opportunistically.

Infilling of crevices during the winter may result in harm to hibernating bats.

Timing of works is required to avoid impacts on hibernating bats (see Section 6).

Birds may nest inside the buildings or in vegetation covering the buildings.

There may be impacts on nesting birds if works to the buildings or to remove vegetation are carried out during the breeding season (1st March to 31st August).

Location: Sanders Farm, Kentisbeare

Grid reference for centre of site (6 digit): ST 072 101

Planning Application reference: n/a

Name of surveyor and consultancy: Bryony Wilgar-Jones, Orbis Ecology

Date that surveys carried out: PRA 09/02/23, Emergence 15/08/2023

Sent to DBRC: N

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present and reasonably likely that the species will be found? Tick or cross	Detailed survey needed to clarify impacts and mitigation requirements?	Detailed survey carried out and included?	Species Present or Assumed to be present on site Indicate with P or A and name the species	Impact on species?	Detailed Conservation Action Statement included? Sets out actions needed in relation to avoidance / mitigation / compensation / enhancement	EPS offence committed? Three tests met?	Grid reference for specific location of species (if required for large sites)
Bats (roost)	✓	✓	✓	None	None	n/a	n/a	n/a
Bats (flight line / foraging habitat)	x							
Dormice	x							
Otters	x							
Great crested newts (*check consultation zone)	x							
Cirl buntings (*check consultation zone)	x							
Barn owls	x							
Other Schedule 1 birds	x							
Breeding birds	✓	Not required						
Reptiles	x							
Native crayfish	x							
Water voles	x							
Badgers	x							
Other protected species	x							
UK BAP priority species	x							
Devon BAP key species	x							
Invasive species	x							

Designation	Within site or potential impact Tick or cross	Name of site / habitat	Detailed Conservation Action Statement included in Report?	Habitat balance sheet included (showing area of habitats lost, gained and overall net gain)	Relevant organisation consulted & response included in the application?
Terrestrial, intertidal, marine					
Statutory designations					
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horseshoe consultation zone	x				
Site of Special Scientific Interest (SSSIs)	x				
Marine Conservation Zone (MCZ)	x				
Local Nature Reserve (LNR)	x				
Non-statutory wildlife designations					
County Wildlife Site (CWS)	x				
Ancient woodland	x				
Special Verge	x				
UK BAP Priority habitat	x				
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	x				
Non-statutory geological designation					
County Geological Site (CGS or RIGS)	x				



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