APPLICATION NO:
F/2002/5626

LOCATION:
Hall Hunter Partnership Heathlands Farm
Honey Hill, Wokingham.

APPLICANT:
Hall Hunter P/Ship C/O Izod Design

PROPOSAL:
Proposed erection of replacement barn.

EARLIEST DATE FOR DECISION: **09/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

738

D2

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hall Hunter Partnership
C/O Izod Design
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Application Number: F/2002/5626

Parish: **WOKINGHAM WITHOUT**

Location: **Hall Hunter Partnership, Heathlands Farm, Honey Hill, Wokingham.**

Proposal: **Proposed erection of replacement barn.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and C2.
South East Area Local Plan Policies STV1, STV2, SC15 and SBE1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WCC1 and WCC4.

Application No: F/2002/5626 EV

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/5626

Applicant : Hall Hunter P/Ship C/O Izod Design.

Location : Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.

Proposal : Proposed erection of replacement barn.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15·2·02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/01/2002

Earliest Date for Decision : 09/02/2002

Latest Consultation Date/Site Notice Expiry Date : 09/02/2002

This application will have expired on: 05/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
BIODIVERSITY : require bat survey - rec. - no bats found.
OPERATIONS SUPPORT OFFICER - see file for comments
WHAM WITHAM WITHOUT P.C - no comment.
LANDSCAPE - no objection - see file
HIGHWAYS - no obj.

Planning Issues :
IMPACT UPON CHAR. OF AREA.

Application no. F/2002/5626

Appraisal:

The application being considered proposes the replacement of an existing agricultural building with a larger one for the storage of machinery used in horticulture. The existing building is approximately 210.5m^2, and would be replaced by a building of approximately 462.5m^2.

Impact upon the character of the area
The proposed replacement building is a typical agricultural style with a pitched roof design. The building is approximately 7.7m high to the ridge, with the ridge off centre so that one side of the roof is longer than the other.
The building is located in the same location, as the existing building, but will occupy a larger space. The siting of the proposed building is to the rear of Heathlands Farm, adjacent to Honey Hill, but set back approximately 55m from the road. Given the scale and siting of the building it will be visible from Honey Hill, however given the set back from the highway and landscaping around the site the building will not appear obtrusive, and will not have an adverse impact upon the character of the area.

Application Number F/2002/5626
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C014	R014	
3.	C110	R110 .	
4.	C150	R150 .	
5.	C151	R151 .	
6.	C153	R153 .	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, STV2, SC15, SBE1 .

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WCC1, WCC4.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, C2 .

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Watson
(Development Control Manager)

Date: 18/4/02

RECORD OF SITE VISIT

SITE ADDRESS: Hall Hunter Partnership Heathlands Farm Honey Hill Wokingham.

APPLICATION NUMBER: F/2002/5626

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 15.2.02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

Rural, countryside area.

3. DESCRIPTION OF SITE/BUILDING

Heathlands farm

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6451

Date: 16/4/02

My ref: F/2002/5626

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5626
Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of replacement barn.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 26/4/02

Yours faithfully

T. Watson

RP Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/5626**
Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of replacement barn.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 17.4.02

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 16/4/02

My ref: F/2002/5626

CONFIDENTIAL

WOKINGHAM UNITARY
Aiming for Excellence
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2002/5626
Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of replacement barn..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Vashi** *on* **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control *Committee for decision please contact the Councillor for your area responsible for planning* matters as soon as possible

Yours faithfully

TE Watson

pp Principal Development Control Officer

Tel: (0118) 974 6451

Date: 6/4/02.

My ref: F/2002/5626

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

WOKINGHAM UNITARY
Aiming for Excellence
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5626
Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of replacement barn..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning *matters as soon as possible*

Yours faithfully

TEWabson

Principal Development Control Officer

FB.7

Tel: (0118) 974 6451

Date: 16/4/02

My ref: F/2002/5626

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5626
Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of replacement barn.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 26/4/02

Yours faithfully

T. E Watson

pp Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/5626**
Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of replacement barn.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: F/2002/5626

Proposal:
Proposed erection of replacement barn.

Location:
Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5626 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

16 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5626
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 19 February 2002

Location:	Hall Hunter Partnership Heathlands Farm, Honey Hill, Wokingham Without.
Proposal:	Proposed erection of replacement barn.
Application Number:	F/2002/5626

In response to your consultation dated 16 January 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside designated as a Green Gap. The existing building is visible in views from Honey Hill therefore the proposed barn which will be nearer to the road than the existing barn, will also be visible.

The existing trees are shown to be retained as part of the proposals, although the new forecourt will come within 3m of the two beech trees.

I have no objection to the proposals provided that additional trees are planted around the proposed barn on the Honey Hill side of the barn in addition to those shown on the Site Plan to help soften views from the road. The applicant will need to provide details of the proposed trees and hedgerow to be planted including full species name, size at time of planting and planting densities. The trees and hedgerow will need to be native species.

Catherine Brimble

Catherine Brimble
Landscape Architect

Wokingham Without Parish Council Consultation Sheet

Officer	Elaine Vashi
No	F 2002 5626
Proposal	erection of replacement barn.
Site	Hall Hunter Partnership, Heathlands Farm, Honey Hill, Wokingham

PLANNING SERVICES	HFT
POL	TLS
DC	ENF
AP?	
CS	
13 FEB 2002	
	ACK
	FILE

Committee's Comments

no comment.

Signed : _____
Clerk to Wokingham Without Parish Council

12 February 2002

Elaine Vashi

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 07 February 2002 14:49
To: 'elaine.vashi@wokingham.gov.uk'
Subject: Plan app F/2002/5626

With reference to your letter regarding the above planning application I confirm the following.

1 No requirements re hydrant provision
2 Access requirements are as Part B to the Building Regulations 1991 B5.

We have retained your plans for file.
If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Operations Support Officer
Royal Berkshire Fire & Rescue
01189322927

01344762283

WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ.

Tel: Crowthorne (01344) 771425
Fax: (01344) 762283
email wwpc.gov@btinternet.com

FAX MESSAGE

TO: WDC **ATTENTION:**. Elaine Vashi.

FROM: John Grant. **DATE:** 25 January 2002

Re Application F/2002/5626

Our next planning committee is on Monday evening 11th Feb, so will you please allow any comments from us on 12th?

Regards,

John Grant.
Clerk to the Council.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
25 JAN 2002	
COPIES TO:	ACK:
	FILE:

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 16 January 2002

Application Number: F/2002/5626

Proposal: Proposed erection of replacement barn.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.

Applicant:
Hall Hunter P/Ship C/O Izod Design.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** ADAM 18/01/02

Elaine Vashi

From: Andy Glencross
Sent: 23 January 2002 16:26
To: Elaine Vashi
Subject: Planning Application F/2002/5626 Heathlands Farm Honey Hill Wokingham

Hi Elaine

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 25 January, 2002
My ref: F/2001/5626
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr T Wilson
Izod Design
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Dear Mr Wilson

RE: PROPOSED REPLACEMENT BARN AT HEATHLANDS FARM, HONEY HILL, WOKINGHAM
APP.NO. F/2002/5626

I refer to the above application at Heathlands Farm, Honey Hill, Wokingham.

As the scheme proposes the demolition of a building, which has potential to act as a roost site for bats (which are legally protected species), the Council's ecologist has advised that a survey of all the buildings involved is required. This should be carried out by a trained and licensed bat worker, and should be submitted as soon, as is practicable so that we can proceed with your application.

I hope this information is of assistance to you. However, should you require further advice on this matter you should contact Andy Glencross, the Council's ecologist, on 0118 9345016.

Yours sincerely

E.V

ELAINE VASHI
Planning Assistant

File:
HEATHLANDSFAR
M.doc

Application Number : F/2002/5626	Map No : 92 -
Case Officer : EV	Site Area : 0·20
Valid Date : 8-01-02	Received Date: 08/01/2002

Level : Delegated Application

Description : Proposed erection of replacement barn.

Location : Hall Hunter Partnership Heathlands Farm, Honey Hill, , Wokingham.

Parish : WT Ward : WOK 16.1.02 73.

Applicant : Hall Hunter P/Ship C/O Izod Design.

Fee Required: £35 Fee Received: £35 (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	[illegible]		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

16.1.02 -B

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

D. Pastures Demolition of barn ✓

R. Berks Fire & Rescue Service ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N (on Honey Hill)

+ See map

No pre-apps

OTHERS

Green Gap & Wedges

Rural Area

Countryside

Rec'd PM 7.1.02

5626

Izod DESIGN

Chartered Architects
Landscape Consultants

08 JAN 2002* 5626

TAW/em/2735
4 January 2002

Wokingham District Council
Planning Services
Environmental Services Department
PO Box 157
Wokingham
RG40 1WR

Dear Sirs

HEATHLANDS FARM HONEY HILL WOKINGHAM
PROPOSED REPLACEMENT BARN

We enclose the formal planning application for the proposed replacement barn at the above comprising the following documentation.

1. Six copies of the Planning Application form.
2. Six copies each of drawings 2735/3, 4 and 5.
3. One copy of Certificate A.
4. Cheque for £35 being the statutory application fee.

It is considered necessary to replace the existing barn, which is in a dilapidated condition and unsuitable for modern needs. The horticultural operation involves the use of sophisticated machinery and equipment, which is electronically operated or contains water, which would be adversely affected by frost. It is essential that the equipment is stored in an insulated building.

The siting of the proposed building ensures retention of all large trees in the vicinity and additional landscaping around the site is proposed.

I now await your formal registration of the application.

Yours faithfully

Tom Wilson

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY 08.JAN.2002* 5626

1.	APPLICANT'S NAME	HALL HUNTER PARTNERSHIP
	ADDRESS	HEATHLANDS FARM, HONEY HILL WOKINGHAM
	POST CODE	RG40 3BG PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	1200 DESIGN
	ADDRESS	14 MILTON ROAD WOKINGHAM
	POST CODE	RG40 1DB PHONE (0118) 9770075
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	HEATHLANDS FARM, HONEY HILL, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REPLACEMENT BARN
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.2 Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2735/3, 2735/4, 2735/5

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

HORTICULTURAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PROFILED METAL CLADDING
COLOUR TO BE AGREED

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

TIMBER POST AND RAIL FENCE
1.2 m HIGH.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING WATER COURSE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

FROM EXISTING FARM TRACKS WITHIN HEATHLANDS FARM COMPLEX

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

LEVEL ACCESS TO ALL AREAS

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE			
BUNGALOW			
FLAT/MAISONETTE			
OTHER		N/A	

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£35.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF HALL HUNTER PARTNERSHIP DATE 7.01.02

TZOO DESIGN

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify HORTICULTURAL USE	0	210·5	462·5	0
OTHER	Please Specify				
	TOTAL		210·5	462·5	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		N/A

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

MAITENANCE OF SPECIALIST EQUIPMENT AND TRACTORS. MACHINERY AND GENERAL EQUIPMENT STORAGE

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

HALL HUNTER PARTNERSHIP (EXISTING FARM OWNERS)

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
3			3

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

08. JAN. 2002* 5626

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . 1700 DESIGN.

On behalf of . HALL HUNTER PARTNERSHIP . . . . . .

Date . . 7.01.02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

① ② HEATHLANDS ~~FARM SHOP~~ COUNTRY MARKET

ADDRESS HONEY HILL HEATHLANDS ROAD PARISH WOK/WITHOUT

PLOT No. Part Old Property ORD. SHEET No. SU.8266 (92

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~324/72~~	~~Mr. Hall~~	~~outline - Farmhouse (renewal of 0126/63)~~	~~11.5.72~~	~~N/A - C/A~~
1295/73	Hunter Partnership	EXPERIMENTING IN PRODUCTION IN Greenhouses	30.8.73	- T.P. 31.8.75
01737	MR. M.A. HALL	O/APP GARDEN CENTRE, CAR PARK, TOILETS & SHOP	28.11.74	N/A REFUS
02676	HALL HUNTER PARTNERSHIP	O/APP GREENHOUSE ETC.	12.6.75	N/A REFUSE
03177	"	GREENHOUSE, CAR-PARK, LANDSCAPING	4.9.75	N/A C/A
03743	"	FARM SHOP & CAR-PARKING	18.12.75	N/A C/A
BR 3781	"	FARM SHOP	18.11.75	APP N/A
11592	MR. M.A. HALL	EXTENSION TO FARM SHOP	25.10.79	N/A C/A
BR12591	Hall Hunter Part.	Extn to Farm Shop	29.1.80	app NA
18700	MR. M. HALL	REDUNDANT FARM BUILDINGS TO 2 UNITS FOR AGR. WORKERS	13.1.83	N/A C/A
BR 20295	HEATHLANDS FARM - HONEY HILL	"	6.6.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② HEATHLANDS FARM SHOP COUNTRY MARKET HEATHLANDS ROAD

ADDRESS HONEY HILL PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU.8266 92

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19949	MR. M. HALL	CONSERVATORY EXT. TO EX.	25.8.83	N/A C/A
	~~[illegible]~~ "	SHOP & TO CAR-PARKING AREA		
	BR 21483	CONSERVATORY	7.10.83	APP
	"			
20680	Southern Electricity	OVERHEAD LINE	5.1.84	N/A NO OBJ
	Mr M Hall			N/A
24160	"	S/ST. EXT. TO FARM STORE & SHOP	12.9.85	N/A C/A
		TO PROVIDE SMOKE ROOM FOR		
		TRUNT & ASS. PRODUCTS		
23710	"	REPL. GREENHOUSE	18.7.85	N/A C/A
BR 25553	"	EXT. FOR FOOD PREPARATION	5.12.85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE BRA CRAMPHORN PLC NEW TOILET BLOCK 21.8.84 APP

091074 30714 MALLY HUNTER EXT. TO FARM SHOP / C/O USE OF STORAGE 9.6.88 C/A

(3) ADDRESS MEATHLANDS GARDEN CENTRE PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU-8266 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35901	CRAMPHORN PLC	RESITE TOILET BLOCK/	4.7.90	CA
		REV. OF SALES AREA LAYOUT		
BRA 9815	"	LETTER	11.1.91	APP
41277	WYEVALE GARDEN CENTRES	VARIOUS ADV. SIGNS	23.11.93	CA
AP94/2471	P.A. BLACKMORE	SHOWROOM SCREENS	6.5.94	APP
F/2002/5626	Hall Hunter P/Ship	Erect replacement barn		

DATE OF COMPLETION

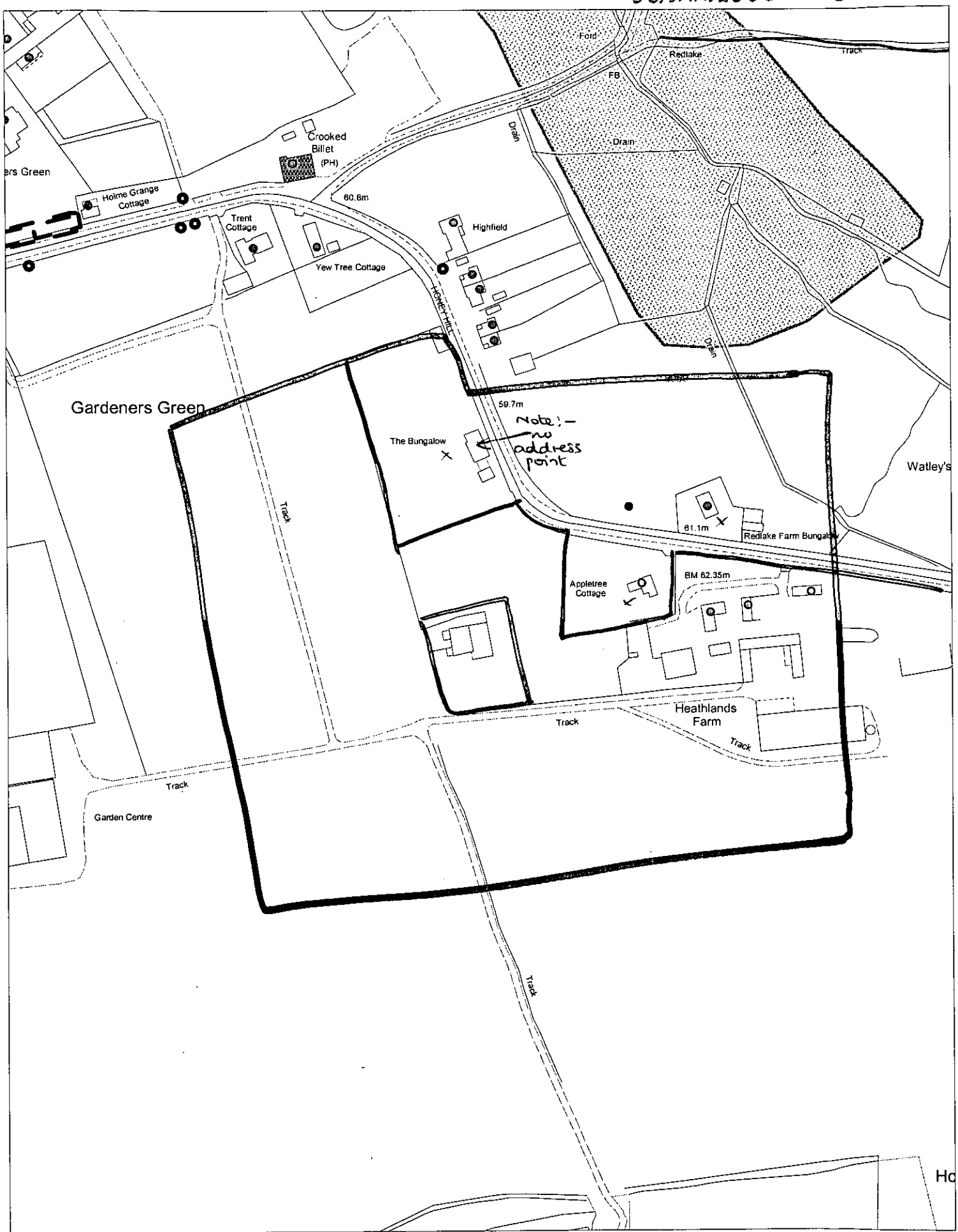
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

08.JAN.2002* 5826



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Development Control Section, Environmental Services, Wokingham District Council.
11 January 2002

Scale: 1 : 2500

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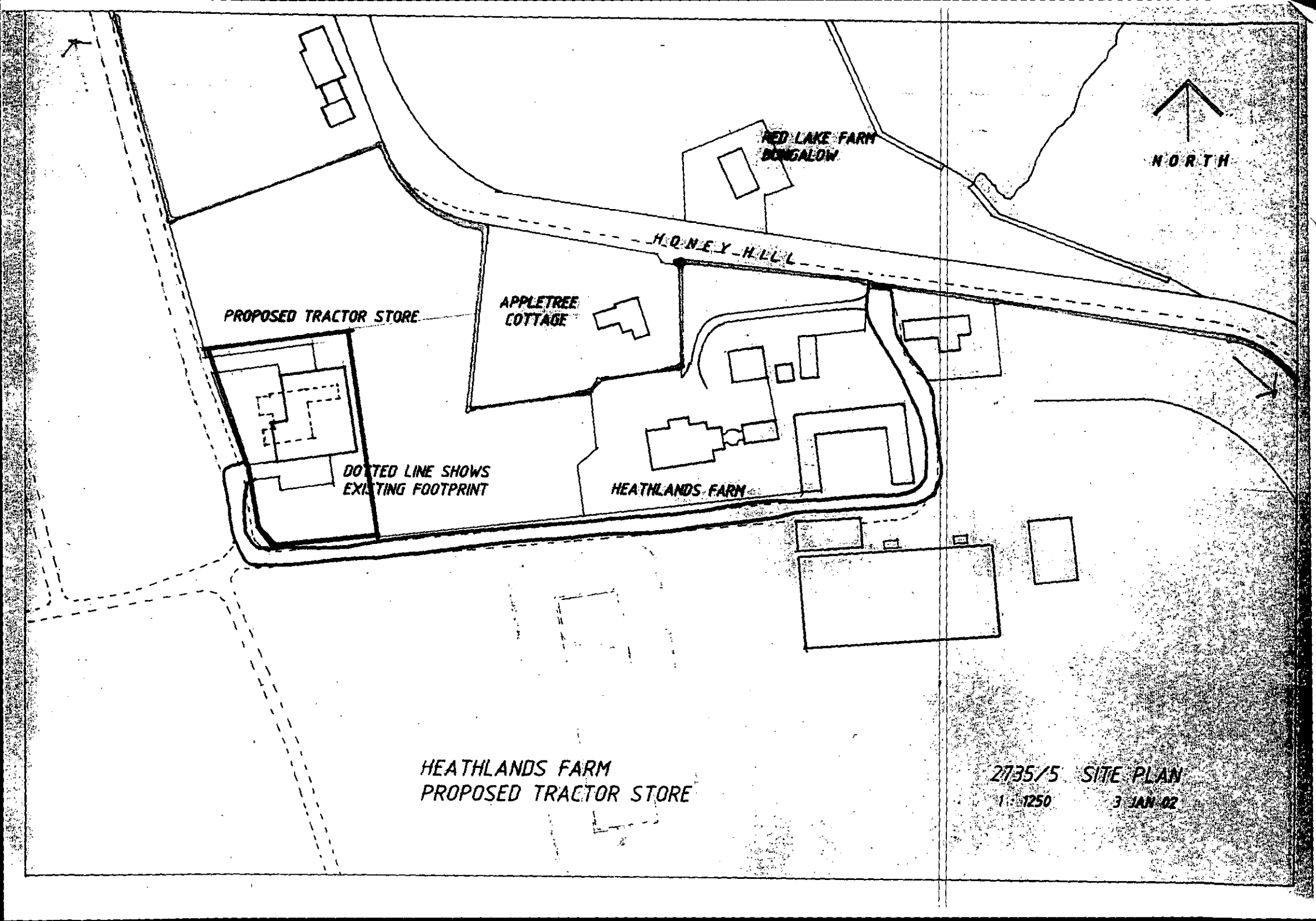
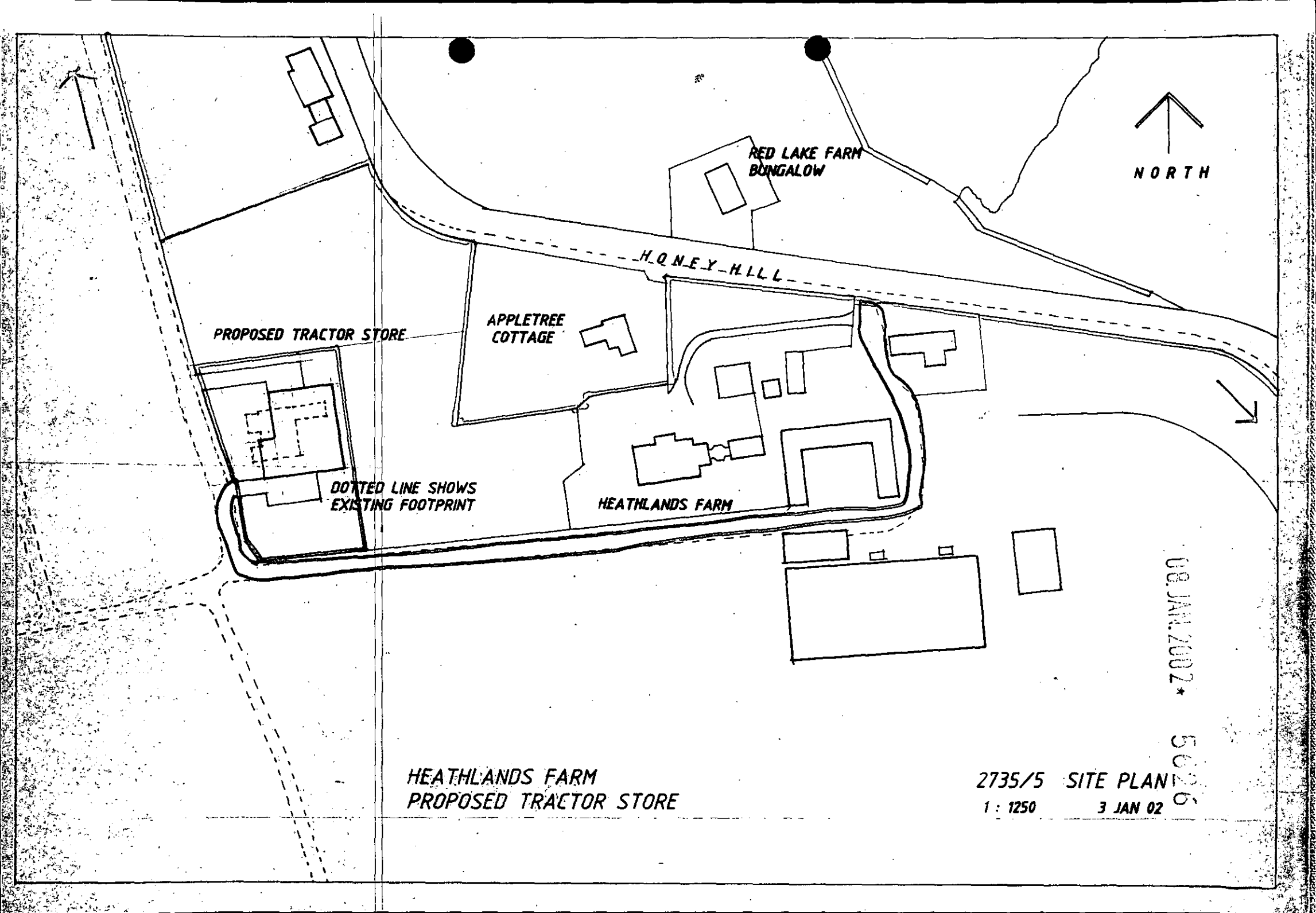

RED LAKE FARM
BUNGALOW
NORTH
HONEY HILL
PROPOSED TRACTOR STORE
APPLETREE
COTTAGE
DOTTED LINE SHOWS
EXISTING FOOTPRINT
HEATHLANDS FARM
HEATHLANDS FARM
PROPOSED TRACTOR STORE
2735/5 SITE PLAN
1:1250
3 JAN 02


RED LAKE FARM
BUNGALOW
NORTH
HONEY HILL
PROPOSED TRACTOR STORE
APPLETREE
COTTAGE
DOTTED LINE SHOWS
EXISTING FOOTPRINT
HEATHLANDS FARM
08 JAN 2002 *
HEATHLANDS FARM
PROPOSED TRACTOR STORE
2735/5 SITE PLAN
1 : 1250
3 JAN 02

HALL HUNTER PARTNERSHIP

Heathlands Farm, Honey Hill,
Wokingham, Berkshire RG40 3BG

Tel: (0118) 978 2777
Fax: (0118) 978 7976
e-mail: harryhall@moose.co.uk

PLANNING SERVICES | RP 53231
POL | TLS
DC KV | LNC
APP
CS
18 FEB 2002
COPIES TO | ACK:
FILE:

12/2/02

Planning Dept.
Wokingham Unitary Council.

Dear Sirs

I enclose a report issued by Paula Cox. Consultant Ecologist relating to planning application F/2002/5626.

No Bats appear to be present and there are no signs of their past presence

Yours faithfully

M Hall.

Partners: Mary Hall, Mark Hall, Harry Hall
VAT Registered No: 199 1940 16

Commissioned by:

Mr Mark Hall
Heathlands Farm
Honey Hill
Wokingham
Berkshire
RG40 3BG

REPORT OF A SURVEY OF A BARN AT HEATHLANDS FARM, HONEY HILL, WOKINGHAM FOR BATS

Paula R Cox BSc (Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

REPORT OF A SURVEY OF A BARN AT HEATHLANDS FARM, HONEY HILL, WOKINGHAM FOR BATS

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Precautionary Note

REPORT OF A SURVEY OF A BARN AT HEATHLANDS FARM, HONEY HILL, WOKINGHAM FOR BATS

1.0 Background

Following receipt of an application (F/2002/5626) for planning permission to erect a replacement barn, Wokingham District Council required that, as the existing barn was to be demolished, it should be inspected for the presence of bats. Mr Mark Hall, the owner, commissioned Dr Paula Cox, a licensed bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats,&c.) Regulations 1994*. Under the provision of the 1981 Act it is an offence to intentionally kill or injure any wild bat. It is an offence to 'intentionally or recklessly destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place'.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. Hibernacula are usually in caves, mines, tunnels, or hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats are frequently found roosting in bridges; long-eared and lesser horseshoe bats show a marked preference for older buildings, whilst pipistrelles are commonly found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found along the roof ridge or purlins, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

During a survey of 92 barns in Hertfordshire and Middlesex various criteria emerged that typified barns most likely to be used by bats. These included an age over 100 years, a floor space of at least 300 square metres and the presence of thick beams and a roof. The features found to be most attractive to bats were crevices in the mortice joints of beams and the species most often present were Natterers and brown long-eared (Mitchell-Jones and McLeish 1999).

Therefore if any buildings are to be demolished or renovated, prior to works being carried out they should be surveyed for the presence of bats by an experienced ecologist.

5.0 Methodology

A full survey of the barn at Heathlands Farm was carried out on 6 February 2002. The exterior was checked on ledges, walls, boards etc where droppings could lie undisturbed. Using 10x50 binoculars where necessary, the building was scanned for potential access points such as gaps in the fabric, broken or open windows, open doors and missing roof sections. The interior of the building was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on the floor, walls and exposed surfaces, or staining caused by urine, faeces or fur rubbing. Old beams are often split, allowing access to gaps caused by rot. Where splits were accessible they were checked to see if they led to cavities or were cobwebbed over indicating lack of use. The undersides of the pitched roofs were visible from the ground and these were examined to see if bats were present on the beams or rafters.

As the work was carried out in December when bats are hibernating, an evening survey with a bat detector would not have been appropriate.

6.0 Results of survey

6.1 General description

Heathlands Farm is situated southeast of Wokingham, just north of Nine Mile Ride. The barn to be replaced lies to the northwest of the farmhouse, facing west. It is surrounded by agricultural land and is adjacent to a paddock with oak trees nearby.

6.2 Exterior

The building was a timber framed construction on a concrete base, with the walls and pitched roof comprised of corrugated iron sheets. At the rear some panels were missing and the gaps had been covered with board. Part of the roof was also missing, and the front had no doors. At the front were two small, single storied extensions, one used for hay storage. This one was wooden with a corrugated iron roof with the beams visible, and the underfelting present had many holes. There was a small wooden louver for ventilation, and a single glass window with a metal grille. The building was well cobwebbed and there were no bats or signs of bats. The second small extension had no roof and the beams were collapsing making it unsuitable for bat roosting.

To the rear of the barn and separate from it, was a narrow, recently constructed hay store. This building was entirely constructed of corrugated iron and appeared to offer no roosting opportunities for bats.

6.3 Interior

The inside of the barn was divided into two sections, the larger being open to the roof and used for storing wooden containers. The second had horizontal wooden beams supporting the wooden planked first floor. The walls were not lined and gaps in the fabric plus the open front would allow bat or bird access to the interior.

The sub-divided section was used for storage of farm materials and there were no droppings on the metal walls or on any surfaces. The wooden ceiling was well cobwebbed and sections had rotted away. The first floor contained hay and was reached via a ladder, and as part of the roof was missing, was very exposed. The roof and ridge beams were visible but there were no bats or any evidence of their presence.

The main section of the barn had the roof beams and ridge visible from the ground and there was boarding directly under the iron roof, leaving no visible spaces large enough to permit bat roosting. Gaps in the fabric allowed daylight to be seen through the roof. There were no bat droppings on the surfaces, the metal walls or on any of the accessible beams and framework. There were no visible splits in the beams and no mortice joints suitable for bat roosting. The building was very cold and draughty and appeared to be unsuitable for bat roosting, and no bats were present.

6.4 Summary of findings

The modern, corrugated iron barn was in poor condition with gaps in the roof and walls resulting in cold, draughty conditions inside. Except for the ridge beam there

appeared to be no roosting opportunities for bats, and none were found. No evidence of the presence of bats inside or outside of the barn was found.

7.0 Impact of proposed development on bats

As no bats or evidence of their presence was found and the metal barn appeared to offer minimal roosting opportunities, its demolition and replacement should have no adverse effects on individual bats or local populations.

8.0 Summary and conclusions

A corrugated iron barn at Heathlands Farm was examined for signs of bats. No bats or evidence of their presence were found. Therefore if planning permission is granted, replacement of the existing building should have no adverse effects on bat populations in the area.

9.0 Bibliography

Cox, PR (1996) *Wildlife on Site – a Guide for Developers and Planners* Babtie Group Ltd

DEFRA (Sep 2001) *European Protected Species: Guidance Note*

Mitchell-Jones, AJ and McLeish AP ed. (1999) *The Bat Workers Manual* JNCC

Precautionary note

Although no evidence of the presence of bats was found during the survey and the barn interior appeared unsuitable for breeding or hibernation, the current open access would allow bats to enter for temporary shelter. Bat populations are mobile, responding to changes in their environment, and it is possible that a bat or bats could enter the building in the future. Therefore, if planning permission is granted for this development, the contractors should be advised that if a bat is found during construction, work in the vicinity should stop immediately until advice has been obtained from English Nature.