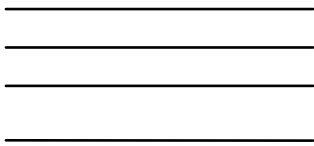


ENVIRONMENT TEAM

I N T E R



MEMO

O F F I C E



To: Tanya Coggon, Development Control
From: Andrew Taylor, Environment Team
Your Ref: PA/2015/1240
Date: 18 November 2015

Subject: Planning permission to erect a pavilion
Lindholme Lakes, West Carr, Epworth, DN9 1LF

Summary

- No bat or protected species surveys are required.
- If permission is ultimately granted, there will be a need to secure biodiversity enhancements in accordance with the National Planning Policy Framework.

Thank you for yesterday's e-mail consulting the Environment Team on the above application. I have been in touch with the applicant and agent, who have been able to provide the information required for me to assess the proposal.

Protected and Priority Species

I have considered this application in accordance with Natural England's recently published standing advice for protected species- <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx>.

In particular, I have focused on the advice dealing with bats, which in turn refers to Natural England's trigger list for developments requiring a bat survey. Photographs supplied by the agent show that the barn to be demolished has very low potential to support bat roosts. More evidence is recorded in the table overleaf:

Tables listing Bat Mitigation Guidelines (Natural England) checklist

Features Indicating Increased Probability-Buildings *	✓/✗	Notes
Disused or little used; largely undisturbed.	✗	Building is used daily as a machinery store.
Large roof void with unobstructed flying spaces	✗	No roof void present- barn is open-sided with metal sheeting roof.
Large dimension roof timbers with cracks, joints and holes	✗	The building is steel-framed.
Uneven roof covering with gaps, though not too draughty	✗	Barn is open-sided with metal sheeting roof.
Entrances that bats can fly in through	✓	Barn is open-sided
Hanging tiles or wood cladding, especially on south-facing walls	✗	None present
Rural setting	✓	Lindholme Lakes
Close to woodland and/or water	✓	Lindholme Lakes
Pre-20th century or early 20th century construction	✗	Modern steel-framed barn.
Roof warmed by the sun	✓	
Within the distribution area of horseshoe bats and serotine	✗	
Features Indicating Decreased Probability-Buildings*		
Urban setting or highly urbanised area with few feeding places	✗	Lindholme Lakes
Small or cluttered roof void	✓	No roof void present- barn is open-sided with metal sheeting roof.
Heavily disturbed	✓	Building is used daily as a machinery store.
Modern construction with few gaps around soffits or eaves	✓	The building is steel-framed with metal sheeting roof.
Prefabricated with steel and sheet materials	✓	The building is steel-framed with metal sheeting roof.
Active industrial premises	✓	Building is used daily as a machinery store.
Roof shaded from the sun	✗	

* The Bat Mitigation Guidelines (2004). Natural England Standing Advice.

The building to be demolished exhibits no features indicating increased probability of a bat roost being present other than its location. There are many features indicating decreased probability.

The applicant has never seen barn owls in the barn, which is heavily disturbed. Barn owls breed elsewhere on the site, so it is unlikely that another pair would breed in such close proximity.

Therefore, I shall not request a protected species survey on this occasion.

Existing Biodiversity Value

Large parts of Lindholme Lakes are a Local Wildlife Site (LWS), previously known as a Site of Importance for Nature Conservation (SINC), protected by saved policy LC4 of the Local Plan. A survey carried out in 2012 revealed that the site was important for its standing water habitats, with uncommon species such as Trifid bur-marigold, fine-leaved water dropwort and golden dock and indicator species such as yellow iris and purple loosestrife.

Biodiversity Enhancement

The National Planning Policy Framework states that:

“The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...”

and

“opportunities to incorporate biodiversity in and around developments should be encouraged;”

With this application, biodiversity enhancement should be secured by installing bat roosting features in the pavilion.

Recommended Condition

At least one bat roosting unit shall be installed at eaves level on the new pavilion prior to the commencement of the new use. The applicant or their successor in title shall submit photographs of the installed bat roosting and features, within two weeks of installation, as evidence of compliance with this condition.

Reason: To protect features of recognised nature conservation importance in accordance with policies CS5 and CS17 of the Core Strategy. "

If you have any questions, please do not hesitate to contact me.

Andrew Taylor
Project Officer (Ecologist)

Annex- Ecology and Legal Protection

Bats

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 making all species of bat European Protected Species. Details of the legislation can be found at:

Wildlife and Countryside Act

<http://www.legislation.gov.uk/ukpga/1981/69/contents>

The Countryside and Rights of Way Act:

http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1g81

The Conservation of Habitats and Species Regulations 2010

http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Nesting birds

It is an offence under Section 1 of the Wildlife and Countryside Act of 1981(WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. The WCA 1981 also provides that all wild birds and their eggs are protected and cannot be killed or taken except under licence.