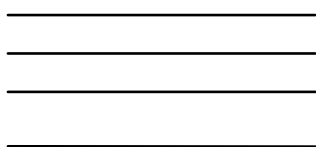


I N T E R



MEMO

O F F I C E



To: James Roberts, Development Control

From: Andrew Taylor, Environment Team

Your Ref: PA/2017/880

Date: 07 July 2017

Subject: Planning permission for demolition of existing detached farm house and replaced with new detached dwelling  
Newlands Farm, Access Road to Farm Off Blackdyke Road,  
Epworth, DN9 1JA

**Summary**

- As the 2015 survey revealed very low potential for roosting bats, no further surveys shall be required at this stage.
- Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek biodiversity enhancement in accordance with the National Planning Policy Framework.

Thank you for consulting the Environment Team on the above application.

**Protected and Priority Species**

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

My advice is given on the understanding that the pond shown on some of the submitted drawings does not yet exist. If this is not the case, do let me know, as I may have to amend my advice.

I have read the submitted protected species report. The survey methods used and the survey effort deployed are appropriate for the site in question. In the 2015 survey, the surveyor only found three old bat droppings in the farmhouse. The site was not considered to be a bat roost. One swallow nest was found in an outbuilding.

The standing advice states that, “Ideally surveys should be from the most recent survey season but this varies by species.” However, as the 2015 survey revealed very low potential for roosting bats, no further surveys shall be required at this stage.

### **Evaluation**

The proposed pond has the potential for biodiversity enhancement, depending on whether it is managed as a wildlife pond or stocked with fish and ornamental plants. The proposed tree planting may also be of benefit.

### **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:

- Managing the pond as a wildlife pond, if possible.
- Planting locally native trees and shrubs.
- Installing bat bricks and nest boxes.

### **Recommended Conditions**

“No development shall take place until a Biodiversity Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include:

- a) Details of measures to avoid harm to bats, hedgehogs and nesting birds during demolition, vegetation clearance and construction works;
- b) Details of bat roosting features to be installed in the new building;
- c) Details of nesting sites to be installed to support swallows and/or farmland birds;
- d) Restrictions on lighting to avoid impacts on bat roosts, bat foraging areas bird nesting sites and sensitive habitats;
- e) Prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;

- f) Proposed timings for the above works in relation to the completion of the building;

Reason: To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.”

The Biodiversity Management Plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason: To conserve and enhance biodiversity 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](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](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.