

# MEMO

**North  
Lincolnshire  
Council**

**To:** Matthew Gillyon, Development Management  
**From:** Alicia Morley, Place Planning & Housing  
**Your Ref:** PA/2024/215  
**Date:** 04 November 2025

**Subject:** UPDATE Full planning permission for the repair, refurbishment and residential conversion of a listed barn to a C3 use, together with the erection of 3 detached houses and garages as enabling works  
Tithe Barn and land, Station Road, Owston Ferry, DN9 1AW

## Summary

- Bat activity surveys have been undertaken on the listed tithe barn proposed for conversion, with three common pipistrelle roosts identified. A bat mitigation licence will need to be acquired from Natural England prior to work commencement.
- A Precautionary Working Method Statement (PWMS) should be prepared for mammals, nesting birds and reptiles.
- Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek a measurable net gain in biodiversity in accordance with Policy CS17, the National Planning Policy Framework and the statutory Biodiversity Metric.
- To discharge the deemed condition, the Biodiversity Gain Plan will need to be provided prior to commencement of development alongside the relevant documents (including the metric) to demonstrate the required biodiversity uplift.

Thank you for consulting Place Planning & Housing 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>.

The applicant has submitted a Bat Activity Survey Report covering the barn to be converted. It is in a state of disrepair and initially was recorded as presenting a low roost suitability. Three activity surveys were conducted in August and September 2025, and three roosts were recorded within the barn.

To renovate the barn, a mitigation licence will need to be acquired from Natural England.

Sensitive working methods will be required to take account of the potential for bats, badgers, hedgehogs, nesting birds and reptiles, therefore a Precautionary Working Method Statement (PWMS) should be prepared and adhered to.

### **Biodiversity Enhancement**

The National Planning Policy Framework states that:

“180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils [...]

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...]

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

[...]

and

“186 d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate..;”

Given that the application site lies close to large gardens and the Owston Ferry Castle Local Nature Reserve, this is an ideal location for biodiversity enhancements.

With this proposal, biodiversity enhancement should be secured by:

- Installing bat bricks or boxes.
- Installing sparrow or starling artificial nesting boxes.

- Installing swift bricks.
- Prescriptions for the retention, planting, aftercare and ongoing management of native trees, shrubs, hedgerows and wildflowers of high biodiversity value.
- Restrictions on lighting to avoid impacts on bat roosts, bat foraging areas bird nesting sites and sensitive habitats.
- Installing hedgehog highways to allow hedgehogs to pass through any boundary fencing installed.
- Establishing a management plan and ensuring the delivery.

### **Recommended Conditions**

“No works to the tithe barn as identified in the submitted bat activity survey report shall commence until the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve bats in accordance with saved policy LC5 and policy CS17 of the Core Strategy.”

“No development shall take place until a Species Protection Plan (SPP) has been submitted to and approved in writing by the local planning authority. The SPP shall include details of measures to avoid harm to mammals, reptiles and nesting birds during demolition, vegetation clearance and construction works.

Development shall be carried out only in accordance with the SPP so approved.

Reason: To conserve protected and priority species.”

“Within three months of the commencement of development a biodiversity enhancement plan shall be submitted for approval by the local planning authority which shall include the following:

- (a) details of at least one bat brick to be installed in the new dwellings;
- (b) details of at least two nesting sites to be installed to support swifts and common garden birds;
- (c) details of restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the retention, planting, aftercare and ongoing management of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;

(f) proposed timings for the above works in relation to the completion of the buildings.

The development shall be carried out and subsequently maintained in accordance with the approved biodiversity enhancement plan.

Reason: To conserve and enhance biodiversity.”

“The development hereby permitted shall not be first occupied or brought into use until a report providing evidence of compliance with the Biodiversity Enhancement Plan approved pursuant to condition **[INSERT CONDITION NUMBER]** above has been submitted to and approved in writing by the local planning authority.

Reason: To conserve protected and priority species.”

**To discharge the deemed condition, the Biodiversity Gain Plan will need to be provided prior to commencement of development alongside the relevant documents (including the metric) to demonstrate the required biodiversity uplift.**

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

**Alicia Morley  
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 2017 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-l1q81](http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1q81)

The Conservation of Habitats and Species Regulations 2017:

[The Conservation of Habitats and Species Regulations 2017](http://www.legislation.gov.uk/uksi/2010/10490/1)

<http://www.legislation.gov.uk/uksi/2010/10490/1>

### **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 in 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.