

Ecology Team Consultation Response	
Date:	28.08.2024
Planning Ref:	4_24_2281_001
Description:	Erection of two modern agricultural sheds and farmhouse building (all matters reserved except for access).

General Notes

The county ecologist notes that a bat roost has been found in June 2023 in the stone barn located on site with two bats being found to roost in the building in 2021.

Suggested Planning Condition(s)

Bats

No development may commence on the stone barn until a bat licence is sought from Natural England. Given the identified roosts are of low conservation status, the site can be registered under the Bat Mitigation Class Licence (BMCL) scheme through a Registered Consultant (RC).

Works in the area of the roost (or potential roost sites if the specific location cannot be ascertained) will need to be supervised by an RC (or accredited agent). Prior to works commencing, the RC would provide a 'toolbox talk' to those contractors on site in which details of e.g. best working practices and what to do in the event of discovering a bat would be discussed.

During supervised works to the area of the roost the RC would capture any bats that do not fly away and move them to a temporary bat box (erected on a nearby tree/structure prior to works commencing).

Two Schwegler 2F9 bat boxes with double front panels are to be installed on trees around the periphery of the site as compensatory roosting features.

Badgers and Other Small Mammals

No Badger setts were present within the site or adjacent accessible areas. Nevertheless, the occasional presence of foraging Badgers is considered possible; it would therefore be prudent to consider Badgers during renovation works, this may include (if relevant):

- covering trenches at the conclusion of each working day, or include a means of escape for any animal falling into excavations, and
- any temporarily exposed open pipe system should be capped in such a way as to prevent Badgers gaining access.

Breeding Birds

Any vegetation clearance/building works should be completed outside the bird nesting season (which runs from 1 March to 31 August), although it should be noted that the nesting period may extend beyond these dates (for example, pigeons can breed in any month of the year in the UK). Should an occupied bird nest or a nest in the process of being constructed be encountered during works, clearance must cease in this area and should only re-commence once the birds have fledged or the nest is abandoned.

If works must be undertaken during the nesting season, a survey to identify any nests which may be impacted will be required. This survey should be undertaken by a Suitably Qualified Ecologist (SQE).

Biodiversity Net Gain

No development hereby permitted shall commence until:

- a) a Biodiversity Gain Plan has been submitted to the planning authority demonstrating a 10% net gain,
- b) the planning authority has approved the plan in writing,
- c) the uplift from modified grassland to other neutral grassland, and native hedgerow to species-rich native hedgerow is accompanied by a Habitat Management and Monitoring Plan in place for 30 years as the gains here constitute 'Significant On-site Gains', this monitoring plan is to be accepted by the council and,
- d) Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.