From: Andrew <andrew@o-l-ltd.co.uk>
Sent: 09 December 2024 11:09
To: _planningadvice; Simmons, Maxine
Subject: Proposed conversion of dutch barn to form a single residential dwelling (A1731)

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Dear Sir / Madam

H23-0946-24

We note that there is a consultation response from Chris De-Ruyck dated 29.11.24 regarding bats. The applicant's ecologist has reviewed the response and has provided additional information in the form of an email which is included below. We would ask that this be considered as part of this application.

Please let us know if you have any queries.

Kind regards

Andrew Oglesby
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For and on behalf of Oglesby & Limb Ltd.
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12 Market Place
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---------- Forwarded message ---------
From: **Georgia Knight** <georgiaknight@arbtech.co.uk>
Date: Mon, 9 Dec 2024 at 10:37
Subject: Re: Bat Report - Feedback
To: [redacted]
Cc: [redacted]

Hi [redacted],

Regarding the conversion of the building at Holmlea, Mill Gate, Whaplode, PE12 6RT and the need for additional emergence surveys:

The building has been assessed as having no value for roosting bats, in line with Good Practice Guidelines (Collins, 2023). You can view the guidelines here:
Bat Surveys for Professional Ecologists - Good Practice Guidelines (4th Edition)

This conclusion is based on Table 4.1 (p.44) of the above Good Practice Guidelines; e.g. the lack of suitable roosting sites, both externally and internally, within the building.

The local authority has a duty under Government guidance (ODPM Circular 06/2005, para 99), which states that it is essential to establish the presence or absence of protected species, and the extent to which they may be affected by the proposed development, before planning permission is granted.

My report has established that no impacts on bats will result.

I cannot recommend you undertake surveys for protected species unless there is a 'reasonable likelihood' of the species being present and affected by the development.

The structure is a single-skinned metal barn with steel supports and open sides. It entirely lacks crevices or voids suitable for roosting bats. As noted in the report, the building is exposed to light, subject to fluctuating temperatures, and offers no refuge from predators. While bats may fly past or through the structure, it could not function as a regular roost of any kind, nor does it provide suitable perches for night-feeding bats.

However, it is acknowledged that bats are present in the local landscape, including common pipistrelles roosting in nearby buildings, and although the survey has determined that there will be no impacts on bats or their roosts, the effects on commuting and foraging bats must be considered.

Lighting Mitigation
Lighting mitigation will be required to maintain dark sky areas around the building and key areas on site to safeguard commuting and foraging bats.

Enhancements
It is recommended that enhancements for bats, such as built-in features, are included in the new building during construction, particularly as the information provided by the local authority (Lincolnshire Environmental Records) confirms the presence of building-oriented bat species in the area. Suitable habitat should therefore be incorporated into the fabric of the new building where design allows.

I hope this helps to clarify the reasons for the assessed value of the building and my recommendations in the previous report.

Best Wishes,



Georgia Knight

Graduate Ecologist

Arbtech Consulting Ltd

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w: arbtech.co.uk

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