



14 January 2020

Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: [REDACTED]
Location: Moad House Farm Bildeston Road Offton Ipswich Suffolk IP7 7DB
Proposal: Full Planning Application - Conversion of barn to 1No dwelling following the granting of Prior Approval DC/19/02553.

[REDACTED]

Thank you for consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary:

We have reviewed the support documents and note that no ecological assessment has been provided. However, as the proposed works will be small in scale and extent, we are satisfied that likely impacts of the development on Protected and Priority species can be predicted with sufficient certainty.

In particular, we consider it unlikely that bats will present and affected by the proposed works. This is because the barn is of basic steel portal frame construction with negligible roosting opportunities for bats. However, as the species is likely to be foraging and commuting adjacent to the site, we recommended that a Wildlife Friendly Lighting Scheme is submitted to the local planning authority. This should aim to avoid any potential impacts from intensive lighting to foraging, commuting or roosting bats and should follow the [Guidance Note 8 Bats and artificial lighting](#) (The Institute of Lighting Professionals & Bat Conservation Trust, 2018). Therefore, it is recommended that warm-white LED lights with a colour spectrum of <3000k should be implemented, which are directed away from boundary features. The lighting scheme should also preferably demonstrate the provision of movement sensors or short timers, to reduce the 'lit time' of outside lighting.



We also recommend that this application should identify and pursue opportunities for securing measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework. This could include the provision of bird nesting or bat roosting opportunities via the provision of bird boxes and/or integrated bricks. Any ecological enhancement measures must be implemented via a Biodiversity Enhancement Strategy, which should be secured as a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions:

1. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

“A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”

Reason: To deliver biodiversity net-gains and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

“A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”



Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

Recommended Informative:

1. NESTING BIRDS

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

The barn may contain nesting birds between 1st March and 31st August inclusive. Therefore, Should any nesting activity be found prior to or during the construction phase, all works must immediately cease and a suitably qualified ecologist must be contacted for further advice before works can proceed.

Please contact us with any queries.

Yours sincerely,



Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.