

Mr and Mrs Turner
Race Horse Barn
Pecking Mill Road
Pecking Mill
BA4 6PF

By email

17 October 2023

Our ref: N1118.002_let17102023

Dear Shaun

2020/1970/FUL: Race Horse Barn

Thank you for your recent correspondence and sending me the planning conditions for the above address. It is understood that you are addressing Conditions 8, 9 and 10 of the planning consent. The planning consent permits the conversion of a stone barn and associates sheds into residential accommodation.

You have advised me that you are not intending to convert the stone barn and this building will remain as is. This building was confirmed a day roost for brown long-eared bats and is protected under UK legislation. The associated sheds are not suitable for roosting bats.

I will therefore address each Condition in turn:

Condition 8

It is considered that the works to the associated sheds will not have an adverse impact on the stone barn and will not have an effect on the bat roost within the barn. The conversion of the sheds will not damage, destroy or disturb the bat roost, so it is not possible to attain a licence for this work.

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I therefore confirm that a licence is not required for the work to the sheds. If your proposals change, and there will be any structural or usage change to the stone barn, then a licence will be required.

Condition 9

There are two subsections to this condition, and I will address both in the following two paragraphs.

Although the stone barn will not be impacted by the works, I have spoken to the owners (Mr Turner) and have provided a toolbox talk on bats and have advised on what measures are required to prevent any damage or disturbance to the roost. A briefing note taken from the Bat Mitigation Guidelines (CIEEM, 2023) has been prepared for the site and will be kept on site for reference during the development.

A bat box was recommended in the report so that any bats found during works would have an alternative roost during works. Because the stone barn is not being converted, there is no licence requirement for this feature; however, a new bat box is being purchased and will be installed as a biodiversity enhancement.

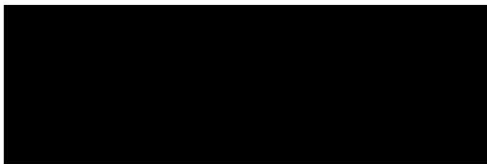
Condition 10

This condition requires the replacement of a bat roost within the stone barn. The need for a replacement roost was on the assumption that the stone barn was being converted.

To reiterate, if your proposals change and you decide to convert the stone barn then you will need to attain a European Protected Species Licence and implement a replacement roost within the stone barn.

Please let me know if you need any additional information.

Your faithfully

A large black rectangular redaction box covering the signature area.

Alex Crossman BSC (Hons) MCIEEM
Managing Director