

From: Barry Collins <barry@bjcollins.co.uk>
Sent: Tuesday, September 12, 2023 4:03 PM
To: Derek Kitson <derek.kitson@hotmail.co.uk>
Subject: Wiseton Barn Conversions, Langley

Previous surveys were undertaken to the buildings at Grange Farm in 2007, 2013 and 2016, which identified hibernation and maternity roosting of Natterer's bats (*Myotis nattereri*) and Brown Long-eared (*Plecotus auritus*) bats and day roosting by Common Pipistrelle (*Pipistrellus pipistrellus*) bats across the survey periods.

The 2021 protected species surveys consisted of a supplementary bat roost assessment and protected species scoping and a range of emergence and activity surveys and dawn re-entry surveys.

Approximately 20 Natterer's (*Myotis nattereri*) bats were discovered roosting along the ridge board of Building B. Droppings of the shape and size of those typically voided by Brown Long-eared (*Plecotus auritus*) and one of the Pipistrelle bats were found within other areas of the buildings.

During the following emergence and activity and dawn re-entry surveys, active day roosting by Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Brown Long-eared (*Plecotus auritus*) and one of the Myotis species was identified within the farm buildings A, B and C.

The conversion of the barns to residential dwellings, will require the submission for a European Protected Species Derogation Licence to remain lawful.

Full planning consent is required before an EPS licence can be applied for and all conditions relating to wildlife must be formally discharged.

The application for any EPS licence must be supported with a mitigation strategy which is located within the most recent survey report (2021).

I do not believe that the status of this building would have changed from that which we recorded in 2007. The barn has largely remained the same since but with the principal species changing in later years, with a small number Brown long eared bats remaining as day roosting animals.

Therefore, I consider it disproportionate to redo full set of emergence and activity surveys when we will have to do this as a matter of course immediately in advance of in support of a European protected species derogation licence

With regards to the legal duties and responsibilities of the planning authority, it is clear that this site supports one maternity colony and several day roosts. To that end I would consider a planning condition with regards to bat species to state "**no development shall commence on site until a copy of the European protected species derogation licence has been submitted to the planning authority, this is to demonstrate that the development complies with all 3 tests of the relevant legislation, the statutory duty of the planning authority**" and that this will be sufficient to address the duty of the planning authority.

See <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

Kind Regards, Barry

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