



Derbyshire
Wildlife Trust

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 Derbyshire Wildlife Trust

Derbyshire Wildlife Trust is registered in
England and Wales, company number 715675
and is registered charity number 222212

Tony Sylvester
Planning Services Manager
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For the attention of Neil Thompson

Your Ref: DMPA/2021/0757

Our ref: DWTSOU795

4th August 2021

Dear Neil,

Proposal: Mixed use development to provide the conversion of agricultural buildings to create one dwelling with associated stables and store, the conversion to create attached garaging, and store; change of use of land to equestrian use through the formation of a menage, and the erection of a replacement agricultural building

Location: Grange Farm, Sandy Lane, Netherseal, Swadlincote, DE12 8BX

Application: DMPA/2021/0757

Thank you for consulting the Derbyshire Wildlife Trust with regard to the above planning application. I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which South Derbyshire District Council and the Trust have signed. The following comments are aimed at providing accurate and up to date information on the nature conservation issues associated with the proposed development.

The application involves the conversion of agricultural buildings and the construction of a menage.

A site visit was undertaken on 4th August 2021 to inform the preparation of this response.

We have reviewed the submitted Ecological Report and advise that it is not of the standard that we would expect to accompany a planning application. Insufficient details have been provided in respect of the date of the survey and the author of the report including their experience and qualifications. Insufficient details have been provided in relation to the outbuildings that are to be converted/demolished. In addition the report has not assessed the habitats present at the site and the potential impacts on any protected or notable species associated with the pond that is located in close proximity to the application site.

From our own observations at the site, while the majority of the farm buildings, due to the nature of their construction, offer limited opportunities for roosting bats, the existing outbuilding with a tiled roof has potential to support roosting bats and, as such needs to be subject to bat activity surveys.

We are also aware of a well-established pond located on adjacent land in close proximity to the application site. The pond has potential to support protected species (great crested newt) and the application site provides suitable terrestrial habitat for this protected species. It is therefore essential that further surveys are completed to demonstrate the presence/absence of great crested newt in the pond.

It is essential that the results of the further surveys and details of any required mitigation are provided prior to the determination of the application.

It is also essential that the required surveys are carried out by a suitably licensed and experienced ecologist.

In summary, it is considered that the application as submitted is not accompanied by sufficient information to demonstrate the presence or otherwise of protected species and the extent that they may be affected by the proposed development. In the absence of sufficient information on European Protected Species (i.e. roosting bats and great crested newts) the Local Planning Authority is unable to discharge its duty in respect of the requirements of The Regulations 2019 and reach an informed decision.

It is hoped that the information provided is helpful to the Council. If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,

Trevor Taylor

Trevor Taylor BSc Hons ACIEEM

Biodiversity Planning Officer