



Derbyshire
Wildlife Trust

Sandy Hill, Main Street,
Middleton, Matlock, DE4 4LR

T 01773 881188

E enquiries@derbyshirewt.co.uk

@derbyswildlife

f Derbyshire Wildlife Trust

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

Steffan Saunders
Planning Services Manager
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH

For the attention of Neil Thompson

Your Ref: DMPN/2021/1336

Our ref: DWTSOU835

22nd November 2021

Dear Neil

Proposal: Change of Use of Agricultural Building to Dwelling houses

Location: Land at Seal Wood Lane, Linton, Swadlincote

Application: DMPN/2021/1336

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 is supported by an Ecology and Bat Survey Report prepared by FPCR dated July 2021. The report presents the results of a daytime internal and external assessment of the barn carried out on 24th June 2021. No evidence of bats was recorded during the assessment and the barn was concluded as having negligible potential to support roosting bats. On the basis of the building description and photograph provided in the report we would advise that this is likely to be an accurate assessment with no further survey work considered necessary.

Overall, we advise that the assessment that has been carried out for bats meets guidance within Circular 06/2005 and, as such, sufficient information regarding these protected species has been submitted to enable the Local Planning Authority to reach an informed decision in accordance with the guidelines and to discharge its duty in respect of the requirements of The Regulations 2019. In summary, we advise that bats should not present a constraint to the proposed development

Evidence of a nesting robin was recorded during the survey.

Appropriate mitigation and enhancement measures for bats and nesting birds are provided in sections 4.6, 4.7 and 4.8 of the report. We therefore recommend the following planning condition;

“The development shall be carried out in accordance with the mitigation and enhancement measures detailed in section 4.6, 4.7 and 4.8 of the Ecology and Bat Survey Report prepared by FPCR dated July 2021. The measures shall be implemented as construction proceeds and completed prior to the first occupation of the development and retained as such thereafter.”

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