

From: [Planning For Nature](#)
To: [Ben Hurst](#); [Planning Comments \(SMDC\)](#)
Subject: DET/2023/0039 Field Farm, Common Lane, Dilhorne, Staffordshire, ST10 2NZ
Date: 08 December 2023 16:14:55

Dear Ben,

Thank you for consulting Staffordshire Wildlife Trust on the above.

Modern agricultural buildings are typically of low bat roost potential, however, they do have the potential to provide feeding perches for brown long eared bats, particularly if there are buildings which are suitable to provide (other) roosting sites nearby. Feeding perches are still classed as a type of roost, and therefore come under the same protections under The Conservation of Species and Habitats Regulations 2017 where it is an offence to recklessly obstruct, damage or destroy a resting place of the species.

Therefore, we would recommend a Preliminary Roost Assessment is undertaken prior to determining the application.

Circular 06/05, paragraph 99, states that,

*" It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in **exceptional circumstances**, with the result that the surveys are carried out after planning permission has been granted."*

The LPA also has a duty to conclude that the application has met the three tests regarding protected species, which are:

Test 1

There must be a licensable purpose for which licences can be granted. The reason for the licence must relate to one of several purposes specified in regulation 44(2) of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).

Test 2

There must be no satisfactory alternative.

Test 3

The proposed action must not be detrimental to maintaining the species at 'favourable conservation status'.

Kind Regards,

Amy Trewick BSc (Hons) ACIEEM

Planning consultations- please send to



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