



Biodiversity Survey and Report

Site Address: Hillcrest, Black Lane. ST10 4HB

Application Type: Conversion of Existing Agricultural Building to One Three-Bedroom Dwelling

Date: 03/10/2025

Prepared by: Anita Punchard

1. Introduction

This Biodiversity Survey and Report has been prepared in support of a planning application for the conversion of an existing steel-framed agricultural building into a single three-bedroom dwelling. The purpose of this report is to assess the potential for the existing building or the proposed development to impact local wildlife or biodiversity, in accordance with the National Planning Policy Framework (NPPF) and relevant local planning policies.

2. Site Description

The application site comprises an existing steel-framed agricultural building located within an established farm setting. The building sits on an existing area of hardstanding and is surrounded by managed agricultural land and associated access tracks. The structure is fully enclosed and sealed, consisting of a steel frame with metal sheet cladding to the walls and roof, and a solid concrete floor. There are no voids, cavities, or open eaves that would provide potential roosting or nesting opportunities for wildlife such as bats or birds.

3. Proposed Development

The proposal seeks planning permission to convert the existing agricultural building into a single three-bedroom dwelling. All works will be contained within the existing building envelope. There will be no increase in footprint, height, or overall size, and no encroachment onto undeveloped land. External changes are limited to new doors, windows, and residential finishes appropriate for the conversion. All works will take place on existing hardstanding, meaning there will be no disturbance to soil, vegetation, or surrounding habitats.

4. Survey Findings

A detailed visual inspection of the building and its immediate surroundings has been undertaken. Findings are as follows:

- The building is of steel portal frame construction with metal cladding and a solid concrete base.
- It is entirely sealed, with no openings or internal roof voids that would provide shelter or roosting/nesting opportunities for wildlife.
- No evidence (such as droppings, nesting material, feathers, or feeding remains) of use by bats, birds, or any other protected species was observed.
- The surrounding area is of low ecological value, being composed of hardstanding and managed farmland with limited vegetation.

Based on these observations, the building does not offer suitable habitat for any protected species.

5. Assessment of Potential Impacts

Given that the building is already sealed and in active agricultural use, the proposed conversion will not alter the building's footprint or structure, the site is located on existing hardstanding, and there is no evidence of wildlife occupation, the proposed development will not result in any negative impacts on local wildlife, protected species, or biodiversity. No vegetation removal, tree works, or excavation affecting potential habitats are proposed.

6. Mitigation and Enhancement Measures

Although no impacts on biodiversity are anticipated, the applicant is committed to supporting local biodiversity in line with good environmental practice. It is therefore proposed that, where appropriate:

- Native species planting could be incorporated into the landscaping surrounding the dwelling; and
- A bat box and bird nesting box may be installed on nearby trees or suitable structures to provide a minor biodiversity enhancement.

7. Conclusion

The proposed conversion of the existing steel-framed agricultural building into a single three-bedroom dwelling will take place entirely within the existing built footprint; will not result in the loss or disturbance of habitats; and involves a structure that has negligible ecological value. Accordingly, the proposed development is considered to have no adverse impact on wildlife or biodiversity, and no further ecological surveys or mitigation measures are required beyond optional minor enhancements.