

Memo

Department of Place

Countryside and Rights of Way Service

**To: Lucie Fillingham
Department of Place
Planning, Transportation
and Highways
Development Services
Bradford Team
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Biodiversity Team,
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From: David Campbell

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My Ref:

Your Ref: 21/06173/FUL

Date: 23/01/2022

Application Number: 21/06173/FUL

Grid Ref: 414010 447220

Proposal: Conversion of an existing permanent stable building into a dwelling house with a detached timber carport, garden store and associated gardens.

Location: The Stables Off Ben Rhydding Drive Ilkley West Yorkshire LS29 8BD

Thank you for consulting the Biodiversity Team on the proposals in application 21/06173/FUL

Further information is required in order for us to determine this application.

Bat Survey

Due to the location of the development proposals, within Bradford MDC's Bat Alert Layer, we advise of the need for a preliminary bat roost assessment for this development.

This should be carried out by a Suitably Qualified Ecologist and to current accepted Bat Conservation Trust guidance.

[Collins, J. \(ed.\) \(2016\) Bat Surveys for Professional Ecologists: Good Practice Guidelines \(3rd edn\). The Bat Conservation Trust, London.](#)

Please note that preliminary bat roost assessments are not time limited but there is a possibility that further surveys will be required to be undertaken at specific times of the year, most likely May to end of August.

The bat survey should include the existing building and mature trees around the perimeter of the site. The bat survey report should address potential impacts on bat tree roosts which may be present in those trees and make recommendations for the avoidance or mitigation of impacts on bat roosting and foraging caused by lighting. A lighting strategy for the dwelling should be designed which retains dark areas and limits light spill onto currently dark areas.

Bradford MDC can refuse permission if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on biodiversity and thus meet the requirements of the NPPF, Policy EN2 of the Bradford MDC Core Strategy Development Plan and the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019.

Strategic Core Policy (SC8): Protecting the South Pennine Moors SPA and the South Pennine Moors SAC and their zone of influence

The application site is located within Zone B, 2.5km of the South Pennine Moors SPA/SAC. As such it is subject to the requirements of Zone B and Zone C as described in the policy and recently adopted SPD. The application site is within a current residential area, surrounded by gardens and mature trees and therefore does not support suitable foraging habitat for SPA bird species. There is no requirement to assess potential impacts on supporting habitat to the SPA (Zone B requirement).

The development is subject to the requirements of Zone C, the mitigation of additional recreational impacts resulting from a net increase in dwellings. Given the nature of the development and the site a contribution to the strategic mitigation of recreational impacts will be necessary. We require a statement from the applicant stating that recreational impacts will be mitigated in line with the council's Habitat Regulations Assessment and this will take the form of financial contribution.

This will discharge the obligation to carry out a stand-alone Habitat Regulations Assessment for the development.