

Dear David,

Thank you for consulting Somerset Ecology Services (SES) on the above application.

**23/00077/FUL | Unit 21, Bennetts Field Trading Estate, Wincanton,  
BA9 9DT - Proposed extension to warehouse building.**

For information, I have copied in my colleague Tobias.

Having reviewed the attached photos, I do not believe the structure provides suitable opportunities for roosting bats. However, due to the opportunistic behaviour of some bat species, including pipistrelles, along with the site's location set within habitats that will support bats, please attach the following informative to any planning permission granted:

- The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop, and advice is sought from a suitably qualified, licensed, and experienced ecologist at the earliest possible opportunity.

Similarly, I do not believe the structure provides suitable opportunities for nesting birds. However, please attach the following informative to any planning permission granted:

- The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

The National Planning Policy Framework (180a) requires biodiversity enhancement to be provided within development. I recommend that the following is conditioned.

- A Beaumaris Woodstone maxi bat box or similar will be mounted under the apex of the south or west elevations of the structure and maintained thereafter.

Photographs of the installed features will be submitted to the Local Planning Authority prior to first use if the extension. The agreed scheme will thereafter be implemented.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 180(a) of the National Planning Policy Framework

As long as the above is implemented as worded, SES have no further comments to make at this time.

If you have any questions or require anything, please let me know.

Kind regards

James

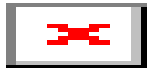
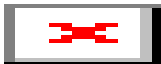
**James Mansfield** ACIEEM

Interim Principal (County) Ecologist

**Somerset Council**

M: 07960 335239

E: [james.mansfield@somerset.gov.uk](mailto:james.mansfield@somerset.gov.uk)



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**From:** David Kenyon <david.kenyon@somerset.gov.uk>

**Sent:** Thursday, January 4, 2024 6:21 PM

**To:** Somerset Ecology Services <SES@somerset.gov.uk>

**Cc:** James Mansfield <james.mansfield@somerset.gov.uk>

**Subject:** 23/00077/FUL. Unit 21 Bennetts Field Trading Estate, Wincanton, Somerset BA9 9DT

James

I refer to the above application for a proposed extension to warehouse building. In the email trail set out below, SES has requested various photographs and these have now been received from the agent (see attached). Once you have had an opportunity to look at the photos and the proposal itself, could I please have further comments from SES together with any conditions you may feel would be appropriate to be attached to any grant of planning permission.

Thank you

Dave

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**From:** Jonathan Wale <[jonathan.wale21075@gmail.com](mailto:jonathan.wale21075@gmail.com)>

**Sent:** 22 December 2023 15:06

**To:** Sarfaraz Khan <[sarfaraz.khan@somerset.gov.uk](mailto:sarfaraz.khan@somerset.gov.uk)>

**Subject:** Re: notification to agent of ecology query <23/00077/FUL> EMAILNP

Dear Sarfaraz,

Further to your e-mail I have finally had some photographs sent through to me as attached, they include internal end external photos of the eaves and elevations and also the proposed new style of cladding.

I hope that this helps but should you require anything else please don't hesitate to contact me.

Kindest regards

Jonathan Wale

**Roundacre Design Services**

Westacott Farm,  
Inwardleigh  
Okehampton  
Devon  
EX20 3AP

tel: 01837 811 740  
m: 07739 552 054

e-mail: [jonathan.wale21075@gmail.com](mailto:jonathan.wale21075@gmail.com)

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**From:** Sarfaraz Khan <[sarfaraz.khan@somerset.gov.uk](mailto:sarfaraz.khan@somerset.gov.uk)>

**Sent:** 13 October 2023 18:08

**To:** [jonathan.wale21075@gmail.com](mailto:jonathan.wale21075@gmail.com) <[jonathan.wale21075@gmail.com](mailto:jonathan.wale21075@gmail.com)>;  
[MARK@GRASSROUTESLEISURE.CO.UK](mailto:MARK@GRASSROUTESLEISURE.CO.UK) <[MARK@GRASSROUTESLEISURE.CO.UK](mailto:MARK@GRASSROUTESLEISURE.CO.UK)>

**Cc:** PlanningAutoIndex <[planningautoindex@somerset.gov.uk](mailto:planningautoindex@somerset.gov.uk)>

**Subject:** notification to agent of ecology query <23/00077/FUL> EMAILNP

Dear Johnathon

I hope you are well. Could you please review the ecologist query below and advise?

Kind regards

Dear Sarfaraz,

**23/00077/FUL|Proposed extension to warehouse building.|Unit 21 Bennetts Field  
Trading Estate Wincanton Somerset BA9 9DT**

Looking at aerial images of the site, the building doesn't look overwhelmingly suitable for bats. However, the site is adjacent to the River Cale and is very well connected to areas of woodland and other suitable habitat.

The site is also located in Protected Species Consultation Zones for Noctule (C), Serotine (C), and Common Pipistrelle (A) bats (along with Barn owl (C) and grass snake(A)).

Could you ask the applicant to submit photographs of the building, from all angles, so that I can assess whether protected species may be impacted by the works? In particular this would include clear images of the condition of the roof (notably where the extension will meet the main roof), soffit/fascia/eaves and any loft voids/ceiling, etc.

Kind regards,

Somerset Council Disclaimer: [somerset.gov.uk/disclaimer](https://www.somerset.gov.uk/disclaimer)