



**SUPPORTING STATEMENT IN RELATION  
TO THE APPROVAL OF CONDITIONS 3, 4 AND 5  
RELATING TO DECISION NOTICE 2025/0824**

**AT**

**TOAD HALL FARM  
THURGOLAND  
SHEFFIELD  
S35 7BB**

**ON BEHALF OF**

**W WATTS**

**JANUARY 2026**

## 1.0 INTRODUCTION

- This Statement provides the additional information requested in relation to Conditions 3, 4 and 5 of Decision Notice 2025/0824 and relates to the full planning application for an agricultural building to incorporate a milking parlour, dairy and farm office and milk silo.

- Condition 3 states that –

- 3 The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures, for which a scheme shall be submitted to and approved in writing by the local planning authority, prior to completion of the development. The scheme will include the measures listed below which shall be implemented prior to completion. The features shall thereafter be permanently retained.

At least two integrated bat boxes and integrated swift/swallow boxes to be installed in suitable locations within the new building, or at a suitable location on site.

**Reason: in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity.**

- Condition 4 states that –

- 4 The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application by Bagshaws LLP.

**Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.**

- Condition 5 states that –

- 5 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority. The HMMP shall include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by, the local planning authority.
- f) A timetable for implementation and completion of creation and enhancement works.
- g) Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP
- h) Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
- i) Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.

**Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Local Plan Policy BIO1 and Schedule 7A of the Town and Country Planning Act 1990**

## 2.0 CONDITION 3

- Two bat boxes and one swift/swallow boxes will be installed in suitable locations within the new building.

### Bat Enhancement

It is recommended that provision be made for roosting opportunities for bats with the erection of at least two woodcrete bat box on the site. These will be erected at a height of 3-4 m and in a southerly, westerly or easterly facing direction. These must avoid any artificial lighting.



Example woodcrete bat box: Schwegler 1FF

The Flat Bat Box 1FF is a crevice roost that is open at the bottom. It can be used even in extremely steep locations and it is maintenance-free, i.e. it does not have to be cleaned. Because the flat box is open at the bottom, droppings can fall out. The Flat Bat Box also has a large inspection flap that can be opened. The 1FF has been fitted with a roughed wooden back panel, made of very resistant wood, to level out temperature fluctuations in the spring and autumn. This means that the animals can use the cooler wood-concrete or the warmer wooden panel depending on their individual climatic needs.

### Monitoring

Failing boxes or enhancements will be replaced at the cost of the developer if deterioration or damage is noted within five years post-development.

### Nesting Birds Enhancement

A swift/swallow bird box will be installed directly under the eaves of the building.



Swift/Swallow nest boxes fit directly beneath the eaves, and its sloping roof improves durability and makes it hard for predators to gain purchase. The box will avoid direct sunlight.

Its entry hole measures 28mm x 65mm and is designed to keep Starlings out, while its internal nest cup with encourage any Swift/Swallow inspecting the box to take up residence. Swifts/Swallows prefer to occupy nest boxes that contain a nest cup, compared to those without.

The nest box is made from FSC®-certified pine wood, which contains a high proportion of natural resins to help protect the wood.

### **Monitoring**

Failing boxes or enhancements will be replaced at the cost of the developer if deterioration or damage is noted within five years post-development

## **3.0 CONDITION 4**

- A Biodiversity Gain Plan has been completed using the Department for Environmental Food & Rural Affairs Template. A copy of this plan is attached to this application.
- A copy of the approved BNG calculations and assessment which was considered during the application is also attached to this application.

## **4.0 CONDITION 5**

- A Habitat Management and Monitoring Plan (HMMP) has been completed using the Natural England Template. A copy of this plan is attached to this application.