

**Whitcher Wildlife Ltd.  
Ecological Consultants.**



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**ANCHOR FARM, DODWORTH.**

**OS REF: SE 30490 06265.**

**BIODIVERSITY ENHANCEMENT  
STRATEGY.**

**Ref No: 250608/BES**

**Date: 7<sup>th</sup> January 2026.**

## **TABLE OF CONTENTS.**

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	Page Number
<b>1. INTRODUCTION.</b>	<b>3</b>
<b>2. SITE INFORMATION.</b>	<b>4</b>
<b>3. REQUIREMENTS.</b>	<b>5</b>

# 1. INTRODUCTION.

1.1. Planning permission has been granted for change of use of an existing barn to a residential dwellinghouse including associated alterations and subdivision of existing residential garden. There are a number of conditions attached to the planning response. Condition 3 relates to ecological enhancements and is outlined below:

*'Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s), and nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.*

*The scheme shall include, but not be limited to, the following details:*

- *Description, design or specification of the type of feature(s) or measure(s) to be undertaken*
- *Materials and construction to ensure long lifespan of the feature/measure*
- *A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.*
- *When the features or measures will be installed within the construction, occupation, or phase of the development.*

*Reason: In the interests of securing adequate biodiversity mitigation and in order to meet the requirements of Local Plan Policy BIO1 Biodiversity and Geodiversity and the Biodiversity and Geodiversity SPD.'*

1.2. Therefore, Whitcher Wildlife Ltd have been commissioned to prepare a document to satisfy the planning condition.

1.3. This report was prepared by Jess Brown BSc (Hons) MSc ACIEEM FRGS. Since 2018 Jess has had experience in a professional capacity as an Ecologist carrying out ecology surveys and phase I habitat surveys. Jess holds Natural England survey licences in respect of bats, barn owls and great crested newts, and a Scottish Natural Heritage survey licence in respect of barn owls. She has also successfully completed a number of courses run by CIEEM and the FSC in the relative protected species and carrying out habitat surveys and has a MSc in Biological Recording. Jess is an Associate member of the Chartered Institute of Ecological and Environmental Management (CIEEM).

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## 2. SITE INFORMATION.

2.1. The surveyed barn lies within the Anchor Farm complex, outlined in red in the aerial map below.



2.2. The surrounding habitat comprises extensive woodland and treelines and Silkstone Golf Course.

2.3. The barn is a large single storey barn constructed from concrete backfilled, cut and dressed stone walls, with a single window and door on the southwest elevation and a large roller shutter door and single door on the southeast elevation.

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### 3. REQUIREMENTS.

*3.1. Description, design or specification of the type of feature(s) or measure(s) to be undertaken*

3.1.1. One pair of swift nest boxes will be integrated into the new building. These will be the Ibstock Eco-Habitat for Swifts, as shown below, or similar. Swift boxes have also been proven to be used by other small birds, including sparrows and therefore will cater for a variety of bird species.



3.2.2. In addition, one new bat box will be integrated into the new building. This will be the Habitat Bat Box 001, as shown below, or similar.



*3.2. Materials and construction to ensure long lifespan of the feature/measure*

Both boxes are constructed from insulating concrete. The boxes will be integrated into the building with a custom facing suitable for the building materials used.

*3.3. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.*

3.3.1. The pair of swift boxes will be positioned at least 5m above ground on the eastern elevation of the buildings, with clear adjacent airspace, and will not be placed directly above any windows or doors.

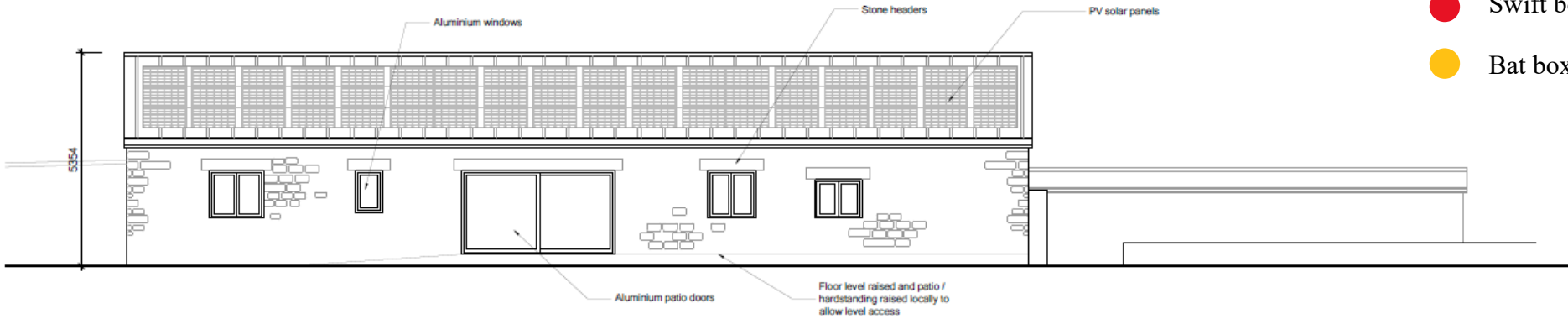
3.3.2. The bat box will be installed under the eaves of the building away from windows and doors, on a southern elevation of the building, just below eaves height or at least 5m above ground level.

3.3.3. The location plan on the following page shows the location of the swift and bat boxes on the building.

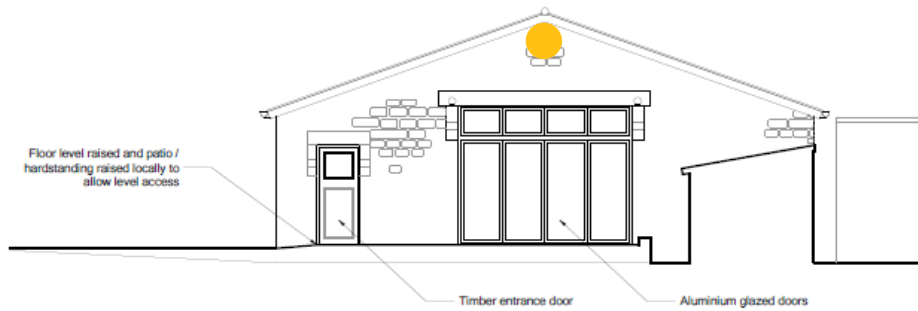
*3.4. When the features or measures will be installed within the construction, occupation, or phase of the development.*

The boxes will be installed as part of the construction program and will be in place before the property is occupied. They will remain in perpetuity. Due to the materials and dimensions of the boxes, and the integrated nature of the boxes, no long-term maintenance is necessary.

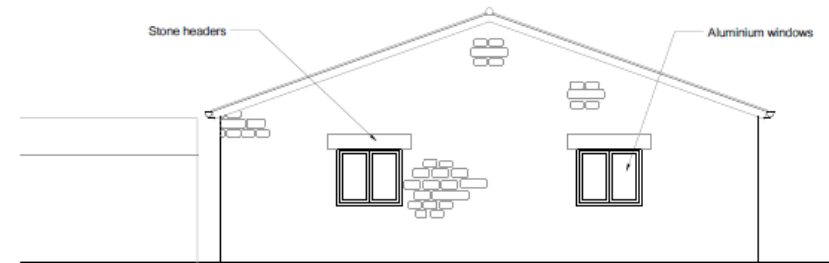
- Swift boxes
- Bat box



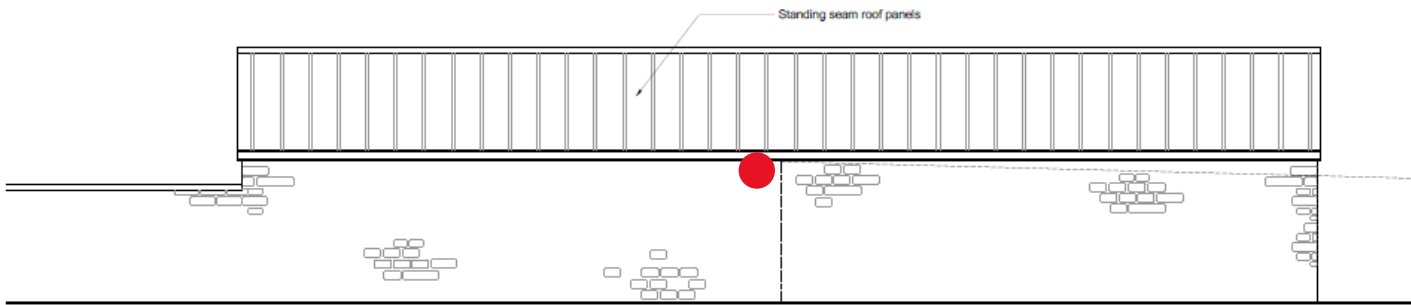
PROPOSED SOUTH WEST ELEVATION



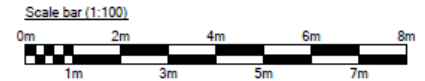
PROPOSED SOUTH EAST ELEVATION




PROPOSED NORTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION



 Prism Agriculture Ltd	PROJECT ADDRESS Change of Use of Barn to Dwelling House Anchor Farm, Bamsley				
	CLIENT Ms A Weber				
DRAWING Proposed Elevations					
DRAWING NO. 400-23-06	SCALE 1:100 @ A3	DRAWN AR	CHECKED TW	DATE July 2025	REVISIONS -A-

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Prepared by:	
Jess Brown MSc ACIEEM FRGS	Date: 7 <sup>th</sup> January 2026

Checked by:	
Ruth Georgiou BSc MCIEEM	Date: 7 <sup>th</sup> January 2026