ECOLOGICAL CONSTRAINTS & ENHANCEMENT STATEMENT

DESK REVIEW | POOL CONVERSION, WOODLEY, 10 BUSKER LANE

PROJECT	2649 | Woodley	**ADDRESS**	10 Busker Lane, Skelmanthorpe
ISSUED	26 October 2026	**STATUS**	Draft for ecologist review

01 PURPOSE AND PROPOSAL

This statement considers the existing habitats and possible protected-species issues associated with converting the swimming pool at Woodley into a separate dwelling. The application also includes a detached garage, driveway changes, parking, patio and garden boundaries. It refers to HA drawings 2649-0101-P03 and 2649-0301-P02 and the site photographs taken on 7 August 2026.

The pool building has stone walls and a vaulted ceiling with exposed timber framing. No roof tiles, trusses, soffits or eaves are to be removed. Most of the work is internal, although the drawings show some altered door and window openings and a new entrance canopy. This report is based on project information and photographs: no ecologist-led walkover, building roost assessment or local biological records search has yet been undertaken.

02 SITE AND EXISTING HABITATS

The revised red-line area is stated to be approximately 0.18 ha. It covers part of the garden at Woodley, including the pool building and access. The grounds are maintained ornamental garden with lawns, planted beds, trees, hedges and hardstanding. The owner has not reported scrub, rough grassland or ponds and watercourses within approximately 250m.



Photo 1: Pool building within maintained ornamental gardens.



Photo 2: Ornamental lawn and established planting.

Existing habitat and proposed changes

FEATURE	PRESENT CONDITION (REPORTED)	PROPOSAL
Managed garden	Mown lawns, ornamental shrubs and planting beds.	Some garden areas used for the garage, patio and driveway.
Trees / hedgerows	Established trees and hedges within the garden.	Retain all; protect roots during nearby works.
Buildings / hardstanding	Pool building, existing vehicular entrance and paved areas.	Convert pool building and alter parking and access.
Water / scrub habitats	None reported within the site; nearby habitats not independently checked.	Check local habitat records and site conditions.

No formal habitat classification or condition survey has been carried out.

03 PROPOSED WORKS AND POTENTIAL IMPACTS

The swimming pool roof and main structure will remain. The proposed door and window alterations and canopy are the only external works to the pool building. Outside, the garage, driveway and patio will occupy existing hardstanding and parts of the ornamental garden. All existing trees and hedges will be retained.



BUILDING

Roof tiles and eaves remain. Check new openings and canopy positions for potential roost features.

GARDEN

Retain all trees and hedges. Protect roots alongside new access works.

LIGHTING

Aim lights away from trees, hedges and any potential roost features.

Figure 1: Proposed site/block plan showing the revised red-line boundary, garage and access arrangement. Extract from HA drawing 2649-0301-P02, not to scale.

Possible effects

The main issues are possible bat access points at the building's roof edges or masonry, disturbance to nesting birds, loss of small areas of ornamental planting and light spill. As the roof will not be disturbed, direct effects from roof removal are not anticipated.

04 PROTECTED SPECIES

The owner has not reported bats, nesting birds, newts or other protected species at the property. This does not confirm that they are absent. The matters most relevant to the proposed works are set out below.

SPECIES / HABITAT	POSSIBLE ISSUE	ACTION
Bats - pool building	No roof void, but gaps at eaves, flashings or masonry could still be used.	Ecologist to inspect the building, especially around altered openings and the canopy.
Bats - garden	Bats may use trees and hedges for feeding or moving through the site.	Keep hedges and trees; avoid lighting them directly.
Nesting birds	Birds could nest in hedges, trees or parts of the building.	Avoid disturbing active nests; check any affected areas before work.
Badgers and small mammals	Groundworks could affect animals moving through the garden.	Check excavation areas and provide escape from open trenches.
Amphibians and reptiles	No suitable waterbody or rough habitat is reported on the site.	Ecologist to confirm habitat conditions and whether precautions are needed.
Other wildlife and planting	Ornamental planting may provide food and shelter for wildlife.	Retain existing planting where possible and add suitable native species.

05 PRECAUTIONS DURING CONSTRUCTION

Before work starts, an ecologist should inspect the relevant building features and confirm whether further bat surveys are required. Trees and hedges will be retained and protected from excavation, storage and damage. Open trenches should be covered or provided with escape routes and checked each morning. Any work that could affect nesting habitat must avoid active nests. If bats or evidence of a roost are found, work in the affected area must stop until advice is obtained from a suitably qualified ecologist.

06 EXTERNAL LIGHTING

New lighting will be limited to the entrance and areas where it is needed for safe access. Fittings will face downwards, with shielding and short timer or sensor operation where practical. Lights will be positioned to avoid direct illumination of hedges, trees, eaves and any potential bat-roost features. An ecologist should confirm the final arrangement.



Photo 3: Existing external stone elevations and roofline.



Photo 4: Existing exposed timber roof framing.

07 ECOLOGICAL ENHANCEMENTS

The client is willing to provide bird boxes, a suitable bat box and additional native planting.

PROPOSED FEATURE	PROPOSED MEASURE
Bird nesting boxes	Provide two suitable nesting boxes on a retained structure or tree, away from bright lighting and regular disturbance.
Bat enhancement	Provide one suitable bat box in a position agreed with an ecologist. This does not replace any measures needed for an existing roost.
Native planting	Add native flowering and fruiting plants to the ornamental garden without removing existing hedges or trees.
Landscape management	Keep existing hedges and trees, limit external lighting and maintain boxes and new planting.

08 BIODIVERSITY NET GAIN

The red-line boundary is stated to be approximately 0.18 ha. Regulation 7A of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended in 2026) exempts applications made from 6 August 2026 on sites not exceeding 0.2 ha where no onsite priority habitat is affected. The applicant intends to rely on this exemption.

09 CONCLUSION

All existing trees and hedges will remain, and the pool conversion will leave the roof structure and coverings untouched. The garage, driveway and patio will affect some ornamental garden and existing hardstanding. The design also includes low-spill lighting, bird and bat boxes and new native planting.

On the information available, the main ecological issues are limited to the existing building features, local garden works and lighting.