

Houghton, Michelle

From: Harvey, Rebecca <Rebecca.Harvey@hants.gov.uk>
Sent: 10 September 2020 12:06
To: Havant Planning and Development Mailbox New
Subject: APP/20/00728 - Autumn House, 23 New Cut, Hayling Island, PO11 0NB

Dear Mrs B Crawford,

APP/20/00728 - Autumn House, 23 New Cut, Hayling Island, PO11 0NB - Proposed single storey rear garden room with flat top roof and lantern.

Thank you for consulting me.

Developments that affect building roofs can affect bats, which are legally protected. Circular 06/2005 identifies that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat, and therefore that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

The Circular however also identifies that applicants should not be required to provide information on protected species unless there is a reasonable likelihood that they will be present and affected by the proposed development.

The application site is of relatively modern construction, and the work will affect a small portion of the single storey flat roof and not the hanging tiles or roof tiles on the property itself. As such, I would consider there to be no reasonable likelihood that bats would be present and affected and I would raise no specific concerns over this proposal.

I would nevertheless suggest an advisory note is added to the planning permission as follows:

- Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Please do contact me if you need any further information.

Kind Regards

Rebecca Harvey

Ecologist

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