

From: Miri, Maral <Maral.Miri@hants.gov.uk>
Sent: 13 November 2019 15:29
To: Crawford, Bee
Cc: Havant Planning and Development Mailbox New
Subject: APP/19/01017 | Oaklands RC School, Stakes Hill Road

Dear Bee,

APP/19/01017 | Single storey dining room extension and associated works. | Oaklands RC School, Stakes Hill Road, Waterloooville, PO7 7BW

Thank you for consulting me on this planning application which is not accompanied by any detailed ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping. Whilst the existing school building appears to be of value to roosting bats, I note that the proposed extension is only single storey and will not be therefore affecting any potential features of value for bats such as roof and ridge tiles, soffit boxes, eaves, etc. The brickwork of the building appear to be in a good state of repair and therefore the likelihood of bats being affected by the proposed works are considered to be low. Therefore, if you were minded to grant permission, I suggest that the below informative is added to the decision notice:

- 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 2017 (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.

The proposed extension is located 20m to the north of Johnston's Coppice Site of Importance for Nature Conservation (SINC) and Ancient Woodland. Due to the proximity of this locally designated site to the works footprint, I recommend that a Construction Environmental Management Plan (CEMP) is submitted prior to the commencement of the works, to ensure that the SINC and Ancient Woodland are sufficiently protected. A condition wording suggestion is as follows:

- No development shall commence on site until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include (but shall not necessarily be limited to) the measures for protecting the adjacent SINC and Ancient Woodland. REASON: In the interests of protecting protected species and their habitat and protecting nearby non-statutory designated sites of ecological importance from potentially adverse impacts of development.

Furthermore, in line with Paragraph 170(d) of the National Planning Policy Framework which requires “*minimising impacts on and providing net gains for biodiversity*”, I recommend that a condition to install a single bat roosting feature (e.g. Beaumaris Woodstone Bat Box or 2FE Schwegler Wall-Mounted Bat Shelter for external walls or 2F Schwegler Bat Box for trees) or a single bird box is added to the decision notice.

Please do contact me if you need any further information.

Kind regards,
Maral

Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

Maral Miri (MSc, CEnv, MCIEEM)

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