



Bat apps

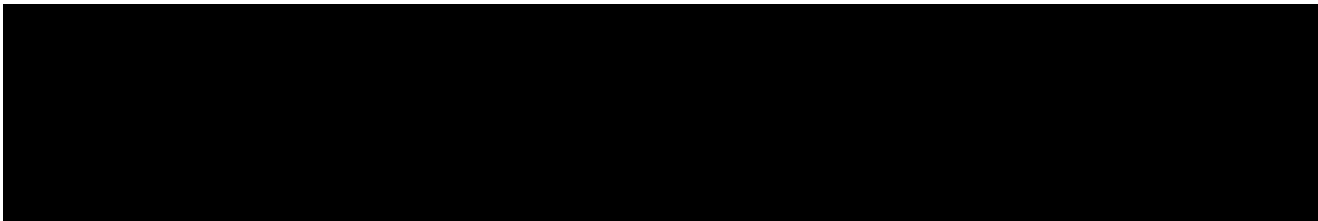
From Norton, Tristan <Tristan.Norton@havant.gov.uk>

Date Fri 2025-09-05 9:57 AM

To Riley, Robert <Robert.Riley@havant.gov.uk>

Hi Rob,

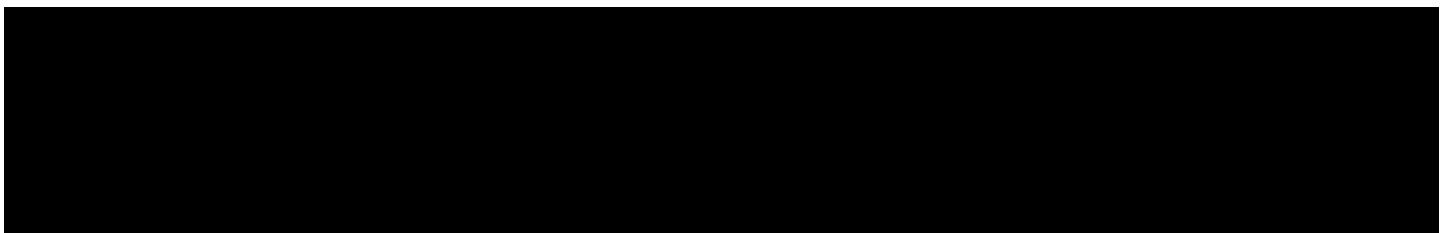
Comments as follows.



APP/25/00591 | Loft conversion and hip to gable roof alterations, including rear dormer and rooflights, alterations to doors and windows. | 25 Bellair Road, Havant, PO9 2RG

I would request further information here. The roof is clad with traditional clay roof tiles, and the dwelling is of an age and design where potential bat access/egress/roost features are likely to occur e.g. gaps beneath roof materials. Dwellings of this type usually contain substantial roof voids that are attractive to bat species. On the basis of the information before me I would recommend that the applicant provides an ecological assessment, to be provided by a qualified ecologist, and focussing on the potential for roosting bats to be present and impacted. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment will determine whether there is any evidence of protected and notable species, and whether the proposed works are likely to result in impacts to those species. Unless the qualified ecologist can conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.



If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk M: 07552 248974

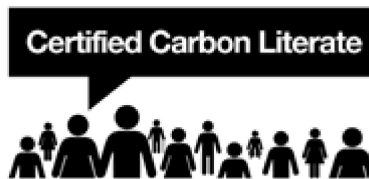
Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

The Council will shortly be moving to a new software system for case management. As a result, the Planning Development team will be working slightly differently between 31 July – 13 August 2025. Please note, the statutory timeframes associated with an application will not be impacted.

Our non-statutory Pre-Application Advice service will be paused whereby no new enquiries will be processed in August as we make this change. Pre-application enquiries will be resumed from the 1 September.

To avoid potential delays to any other questions or advice, please submit all relevant documentation no later than the 23 July 2025.

We apologise for any inconvenience caused during this time and appreciate your patience as we make this change.



More details at www.havant.gov.uk/nitrogen



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From: Riley, Robert <Robert.Riley@havant.gov.uk>

Sent: 02 September 2025 10:23

To: Norton, Tristan <Tristan.Norton@havant.gov.uk>

Subject: [REDACTED]

Hi Tristan

As discussed on the teams call, please let me know if you have any bat concerns.

Best regards Rob

Robert Riley
Planning Officer

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Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
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www.twitter.com/havantborough

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Service news:

The Council has now moved to a new software system for case management. The Planning Development Team is now working to acclimatise to the new system. The Planning Application portal is active, and we are receiving applications. We are not currently able to publicise any planning applications received since 31 July but are working closely with our system experts to resolve this issue as quickly as possible and hope to be able to publish by Monday 8 September. The Pre-Application Advice service has now reopened but with a reduced capacity as the team is still acclimatising to the new system. Please note, statutory timeframes will not be impacted, but you may be contacted to discuss an extension of time for the determination of any outstanding cases in light of the change. Services without a statutory timeframe may be subject to delays in response. We apologise for any inconvenience caused during this time and appreciate your patience as we make this change.

My general working pattern
Working from home: Monday, Thursday Friday
In the office: Tuesday, Wednesday,

Upcoming leave - N/A