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Dear Ms Burton,

APP/20/01083 - 26 Fern Hurst Close, Hayling Island, PO11 0DT - Two storey side extension plus front and rear single storey extensions.

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 relatively modern, and the two storey extensive work will affect a small portion of the roof and the single storey extension will be built where there is an existing conservatory, thus lit the eaves above. There are numerous buildings the same age surrounding this property, and the quality of habitats surrounding the property is of low quality likely to support low numbers of common species of bats.

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 Amendment (EU Exit) Regulations 2019. 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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Please note my work days are Wednesday, Thursday and Friday.



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