

[REDACTED]

[REDACTED]

From: Consultations (NE) [REDACTED]
Sent: 01 October 2015 09:16
To: Simon Davis
Subject: P/86/15/PL 1 No. 2 bedroom semi-detached bungalow. 11 Abbottsbury, Pagham, PO21 4RX.

Dear Mr Davis

Re: planning application P/86/15/PL 1 No. 2 bedroom semi-detached bungalow. 11 Abbottsbury, Pagham, PO21 4RX.

Natural England has received notification from a member of the public, highlighting concerns for the bats present and potentially roosting within the roof void at the above-mentioned property.

Ecological survey effort is generally required if there are habitat features (e.g. mature trees, woodland, hedges, ponds, buildings, grassland), identified within the planning documents which would suggest that there is a reasonable likelihood that Protected Species are present.

Natural England's standing advice <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects#survey-effort-needed> states that there is an increased likelihood of bats using a building (particularly during summer) if certain features are present:

- isn't affected by artificial light levels
- is close to woodland or water
- was built a long time ago (particularly early 20th century or before), but bats use modern houses too
- has cracks or crevices
- has a roof warmed by the sun
- has an uneven roof covering with gaps (but isn't too draughty)
- has entrances bats can fly into
- has a large roof area with clear flying spaces
- has large roof timbers with cracks, joints and holes
- has hanging tiles or wood cladding, especially on south-facing walls

For information, Natural England considers that ecological surveys used to inform a planning decision should be carried out in the most recent survey season (<https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals#when-to-use-natural-englands-standing-advice-for-species>).

Please note that Natural England is not a statutory consultee for planning applications just affecting protected species and we no longer provide species comments as a matter of course to Local Planning Authorities (LPAs), unless they raise specific queries when applying our Standing Advice to a planning application. It is the responsibility of the LPA (with advice from their in-house or County ecologist if necessary), as the competent authority in the planning process, to ensure that the full impacts of the proposal are understood at the planning application stage; that ecological surveys have been carried out where appropriate; and that suitable mitigation has been suggested where the species may be impacted.

Kind regards

Sally Tainton
Technical Services Consultation Team

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.