

26/11/2013

WSCC Ecological Response to...

APPLICATION No.: Y/59/13

PROPOSAL: Revisions to previous approvals (Y/3/89, Y/4/89/L and Y/60/90) for conversion of farm buildings to residential dwellings.

SITE: Hobbs Court, Bilsham Road, Yapton, Arundel, West Sussex, BN18 0JY

GRID REF: 497563 / 101978

[REDACTED]

Holding objection: Further information is required to allow a suitable determination.

There are records of bats in this area including a Serotine bat recorded in Hobbs Farmhouse (Natural England data). The affected buildings are well connected to the wider countryside; accordingly there is a 'reasonable' chance that bats are present in the property

All surveys pertaining to protected species must be completed to support the planning application please refer to Gov't Circ 06/2005 [98&99] and the Habitat Regulations 2010. It is not possible to condition surveys for European protected species.

Without the bat survey it is not possible to recommend relevant conditions to control harm, assess the need for material amendments to the design or determine whether a European Protected Species licence will be required or make an assessment under the 3 tests arising out of the Habitat Regulations. There is unlikely to be an in principle objection but the LPA as a 'competent authority' under the Habitat Regulations must have all the bat data and potential mitigation to assess prior to determination.

I recommend that the relevant buildings are scoped for the presence of or potential use by bats prior to any more works being undertaken. Should bats be present works must stop and a Natural England European Protected Species licence may be required before recommencing. Whilst this type of survey can be undertaken at any time of year additional surveys may be required in Spring and these would have to be completed to support the application.

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