

HERTFORDSHIRE ECOLOGY

Providing ecological advice to Hertfordshire's Local Authorities and communities

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Mr R. Adenegan
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Ask for: Neil Harvey

Tel: 01992 555220

Date: 22/09/2017

Dear Mr Adenegen,

Application Reference: 6/2017/1742/HOUSE

Proposed development at: 2 Hook Lane Northaw Potters Bar EN6 4DA

Proposal: Single storey rear extension and part garage conversion to habitable room. Installation of 5x roof lights

Thank you for consulting Hertfordshire Ecology on this application, which involves a single storey extension that ties into the existing roof line of the building.

The property is located within a landscape that has high suitability for bat populations, with high quality habitat and an abundance of roosting opportunities. Similar properties in Hook Lane are known to have supported important roosts. The property backs onto the extensive Hook Wood Local Wildlife Site.

Therefore, I advise that the application is not determined until a Preliminary Roost Assessment has been completed by an appropriately qualified and experienced ecologist to determine the likelihood of bats roosting in the building.

Such surveys can be undertaken at any time of year but should follow established best practice as described in the Bat Conservation Trust Good Practice Guidelines, 3rd edition, 2016. *In the event that evidence or potential for bats is found*, further dusk emergence / dawn re-entry surveys are likely to be required which can typically only be carried out when bats are active in the summer months (usually between May and August, or September if the weather remains warm). As we are now within the unfavourable time of year to undertake activity surveys, an Outline Mitigation Strategy with appropriate recommendations should be included within the bat report if the LPA is to fully consider the impact of the proposals on bats. This should include a reasonable solution based on the presence of a bat roost proportionate to the location. This strategy can be modified if necessary once the results of the follow-up activity surveys - *which I advise are secured as a Condition of Approval* - are known. I can suggest the following Condition wording in this situation:

“Prior to the commencement of the development, hereby approved, [x] dusk emergence / dawn re-entry survey(s) should be undertaken during May – August inclusive (possibly September if the weather remains warm) to determine with confidence whether bats are roosting and, should this be the case, the outline bat mitigation strategy should be modified as appropriate based on the results and then be submitted in writing to the Local Planning Authority and implemented in full. Thereafter the development shall be carried out in accordance with these approved details.

Reason: To ensure the continued ecological functionality of bats and their roosts is maintained in accordance with European and national legislation.”

As bats are European Protected Species (EPS), this information is required to be submitted to the LPA **prior to determination** - so the LPA can fully consider the impact of the proposals on bats and discharge its legal obligations under the Conservation of Habitats and Species Regulations 2010 (as amended).

It should be noted that if bats are found to be roosting within the development site, appropriate mitigation measures may need to be carried out under the legal constraints of a European Protected Species (EPS) licence. Natural England may require a number of activity surveys for a licence to be issued, consequently these need to be factored in to any development timescale.

To conclude, I cannot recommend this application is determined until further information on bats is provided to the LPA in the form of a Preliminary Roost Assessment (with an Outline Mitigation Strategy if follow-up surveys are recommended).

I trust these comments are of assistance.

Yours sincerely,

Neil Harvey,
Ecology Advisor, Hertfordshire Ecology