

HERTFORDSHIRE BIOLOGICAL RECORDS CENTRE

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P. Jefcoate
Planning Officer
Welwyn Hatfield Borough Council
Welwyn Garden City
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AL8 6AE

Plask for:- G Goodall
Our Ref :-
Your Ref :- S6/2009/2273/FP
Tel :- 01992 556155

Date :- 10/12/2009

Dear Mr. Jefcoate

**Planning Application: S6/2009/2273/FP; Vine Cottage, Well Road, Cuffley.
Erection of two storey side extension, rear extension, new front dormer and replacement front porch; new outbuilding following demolition of existing outbuilding.**

Results of Bat Survey: Jones & Sons Environmental Sciences; July 2009.

An updated bat survey was conducted on 30th July 2009.

Survey results:

Table 1 shows the results of the survey in the form of bat 'signs' found in the roof space of Vine Cottage.

Between March 2008 and July 2009 the level of bats using the roof space in the cottage has remained relatively similar.

Bat species recorded at Vine Cottage:

- Common 45kHz Pipistrelle bats; maternity roost site.
- Brown long-eared bats; year-round roost site.
- Natterer's bats; transient roost site.

No evidence of bats was found in the outbuildings, garage and stable unit.

The house is assessed as being of Medium/ Medium-High Conservation Significance.

Mitigation Strategy:

The proposed repairs and alterations to the roof of Vine Cottage will cause disturbance to bats and their roost site. Therefore, mitigation will be required to avoid harm to bats and their roosts in the roof space of the house.

The improvements and increased size of the roof space will be beneficial to the bats and increase the potential volume for roosting bats.

Four Woodcrete Schwegler bat boxes Type 1FF and 2F will be placed on mature trees in the garden of the house. These will offer additional roost sites for bats. In addition, a replacement roost site will be constructed in the roof space of the proposed double garage, to be built prior to the dismantling of the existing roost sites.

Details of the proposed mitigation strategy are given in the Jones & Sons report, pages 19-23; full details will need to be submitted with the license application to Natural England. The proposed mitigation measures should reduce the impact of the proposed development on bats and their roost sites and should ensure that the development will not have a detrimental impact on the local populations of Pipistrelle, Brown long-eared and Natterer's bats.

HBRC RECOMMENDATIONS:

The LPA should fulfil its **duty** on biodiversity issues under Section 40(1) of the *Natural Environment & Rural Communities Act 2006*, Regulation 3(4) of *The Conservation (Natural Habitats &c. Regulations 1994* and Section 74 of the *Countryside & Rights of Way Act 2000* to ensure that the potential impact of development on species and habitats of **principal importance** is addressed.

In the event of planning permission being granted, the following recommendations should be attached as conditions.

1. The mitigation strategy, including the licence application, must be instigated, in full, under the personal supervision of the bat consultants.
2. A replacement roost site will be constructed in the roof space of the proposed double garage, prior to the dismantling of the existing roost sites.
3. The proposed new roof space will create new roost sites for bats.
4. New access and entry points for bats will be created in the new roof of the house and the double garage.
5. Four Woodcrete Schwegler bat boxes Type 1FF and 2F will be placed on mature trees in the garden of the house.
6. Human entry to the new loft space will be created to allow the bat population to be monitored.
7. Additional crevice roosting sites will be created around the exterior of the double garage.
8. There will be no direct lighting on the bat roosting area, particularly roost access and exit points.
9. Any proposed exterior lighting should ensure dark dispersal flight routes, from the roost sites out into the surrounding woodland.
10. Existing mature trees and hedges should be retained.
11. The LPA should ensure that work does not start until a Habitat Regulations EPS licence has been granted by Natural England.

Yours sincerely

Graham Goodall CEnv. MIEEM
Senior Ecologist