

Emily Stainer

From: Matt Dodds
Sent: 22 November 2016 10:44
To: 'n.tupling@welhat.gov.uk'
Subject: FW: Planning Application 6/2016/1778/FULL - 11 Brookmans Avenue, Brookmans Park, Hatfield, AL9 7QH
Attachments: PRA 11 Brookmans Avenue FINAL DRAFT (minus records).pdf

Dear Nicol

Thank you for sending the bat survey through. The survey states that a roost is confirmed and therefore more surveys are required in the bat activity season to determine extent of use and to generate the information required for a licence application. This will entail withdrawal of the application until these surveys can be conducted – as per ODPM circular 06/05 para 99.

Alternatively if the ecological consultant was prepared to put forward worst case scenario mitigation based on the evidence found to date, including the location, dimensions and specifications for a replacement bat loft (like for like in size, no breathable membranes used), clearly marked on plans, together with a strategy for demolition and replacement, then it may be possible to determine the application with a condition stating that no demolition can occur until the surveys have been completed and the European protected species (EPS) licence supplied to the LPA. They will also need to supply answers to the 3 tests of an EPS licence so that the LPA can consider them and discharge your duties under the Conservation of Habitats and Species Regulations 2010. I would however advise that there is not enough information to be sure that the roost is not a maternity roost at this stage. If the worst case option is taken, any roost compensation must be designed for a maternity roost until evidence is available to the contrary.

Although this may speed up determination of the application it would not speed up development, which would have to wait for surveys to be completed and the licence applied for. Development is unlikely to commence before autumn 2017 (if it is a maternity roost), so it may be prudent to advise that the application is withdrawn and all the information supplied before resubmitting.

If you would like to discuss further please get in touch.

Best wishes

Matt Dodds

Matt Dodds
Senior Planning & Biodiversity Officer
Herts & Middlesex Wildlife Trust

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From: Nicol Tupling [<mailto:n.tupling@welhat.gov.uk>]

Sent: 17 November 2016 11:32

To: Planning Administrator <Planning@hmwt.org>

Subject: Planning Application 6/2016/1778/FULL - 11 Brookmans Avenue, Brookmans Park, Hatfield, AL9 7QH

Dear Sir,

Please find attached a Bat survey which has been provided by the agent in response to the Wildlife Trusts comments on this application.

Kind regards

Nicol Tupling
Planning Support Officer
Welwyn Hatfield Borough Council
Email: n.tupling@welhat.gov.uk
Tel: 01707 357365

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