

**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Margaret Telfer](#)  
**Subject:** FW: Planning Application Consultation 16NP0059 The Old Farmhouse Stonehaugh Shields Kern Green Stonehaugh Northumberland NE48 3BU  
**Date:** 11 July 2016 16:01:56

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**From:** Gill Thompson  
**Sent:** 11 July 2016 14:09  
**To:** DC Consultation  
**Subject:** RE: Planning Application Consultation 16NP0059 The Old Farmhouse Stonehaugh Shields Kern Green Stonehaugh Northumberland NE48 3BU

Dear Rebecca,

I note that this is a resubmission of the application from February of this year with some additional contamination information appended. I therefore have nothing to add from my previous response copied below.

Yours sincerely,  
Gill Thompson

***Response from 16NP0001 Feb 16:***

I have read the bat survey and report that accompanies this application and note that several types of bat are using the buildings in several places including the area that is to be affected by the proposals. The proposals mean that these roosts could be disturbed or destroyed therefore a Natural England protected species licence will be required.

Case law has shown that where a planning application is likely to have implications for European protected species, explicit consideration must be given to the 3 tests enshrined in Regulation 53 of the Conservation of Habitats and Species Regulations 2010, either in the Committee Report or, in the case of delegated decisions, in the Planning Officer's own notes. Although Natural England will ultimately determine whether a licence is granted, as the competent Authority the National Park Authority must evaluate the three tests to determine if a licence is likely to be granted before granting planning permission.

The 3 tests are:

- The proposal must be required for imperative reasons of overriding public interest or for public health and safety
- There must be no satisfactory alternative to the proposal
- The proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range.

The first two tests are planning related and if the proposals are in line with the local plan they are usually seen to be met. The third of these tests is examined in terms of the mitigation proposals submitted by the applicant. My advice for this application is as follows:

The mitigation includes provision of new roost access in the single storey barns to be converted in the walls, and roof (via bat slates and at the ridge tiles), timing of work to avoid the maternity and hibernation periods, removal of materials by hand and provision of additional roost boxes on site. Natural England standing advice states that the type and function of replacement roosts should

perform the same function as those which they replace. In this instance, I think that will be the case; opportunities day roosts will be present in the converted buildings. The maternity roost is in the main farmhouse which is unaffected directly by the proposals, but the working methods take the presence of the roost into account by limiting lighting during darkness in the breeding period.

In summary, in my opinion because of the mitigation suggested, which is likely to be successful given the details provided, the third test will be met as the proposals are unlikely to detrimentally affect the conservation status of the three bats species present on site. It is likely that common and soprano pipistrelles and the whiskered/Brants or Alcaethoe bats will be able to use the new roost provision as day roosts. The maternity colony will be unaffected. In addition the numbers of bats are small in the context of the local, parish and county populations. The mitigation and compensation strategies described in Section G of the 'E3 Ecology Bat and Barn Owl Survey, The Old Farmhouse, Stonehaugh, October 2015' report including the working methods, provision of bat boxes and roost access as shown on plan nos. 'Stone Units DO 3' and 'Stone Units DO 1' should be made a condition if permission is given. Furthermore, an informative should be attached to the decision notice reminding the applicant of the need to obtain a Natural England EPS development licence before development can commence.

If you have any other queries please get in touch.

Yours sincerely,  
Gill Thompson

-----Original Message-----

From: DC Consultation

Sent: 20 June 2016 11:15

To: Gill Thompson

Subject: Planning Application Consultation 16NP0059 The Old Farmhouse  
Stonehaugh Shields Kern Green Stonehaugh Northumberland NE48 3BU

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=16NP0059>

DC Consultation, Development Control Consultation

Tel: (x)

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Gill Thompson, Ecologist  
Tel: 01434 611517 (x244)

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DC Consultation, Development Control Consultation  
Tel: (x)

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