

**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Laura Garth](#)  
**Subject:** FW: Planning Application Consultation 16NP0083 Lowtown, Walltown, Greenhead, Northumberland CA8 7JD  
**Date:** 28 September 2016 17:24:16

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**From:** Gill Thompson  
**Sent:** 23 September 2016 11:32  
**To:** DC Consultation  
**Subject:** RE: Planning Application Consultation 16NP0083 Lowtown, Walltown, Greenhead, Northumberland CA8 7JD

Dear Rebecca,  
Thank you for consulting me on this application.

I note that at least three species of bat were detected using the buildings during the bat surveys including day and possible hibernation roosts, but no maternity roost. These could be affected by the proposals therefore a Natural England 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. After looking at the documents provided my advice for this application is as follows:

The mitigation and compensation includes provision of additional roost boxes on site and new crevice roosts and access provision at the ridge tiles, working methods and timing of certain types of work to avoid the hibernation period. 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 for day and hibernation roosts will be present in the converted building and surrounds.

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 numbers of common and soprano pipistrelles and the Myotis bats present will be able to use the new roost provision for day and hibernation roosts. 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 Bat and Barn Owl Survey, Lowtown, Greenhead. August 2016' report including the working methods should be made a condition if permission is given. I note the location of the access points and approximate location of the bat boxes is shown on drawings submitted, which is good.

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.

In addition, barn owls were recorded as using the building as a roost and the suggested mitigation is two barn owl boxes on poles. I think this is proportionate and should be made a condition as we know barn owls are still in the area as other local boxes have been used. I suggest the applicant liaises with us regarding the location of these to provide the best place and also because of the scheduled area surrounding the building if poles are to be inserted into the ground.

If you have any further queries please get in touch.

Yours sincerely,  
Gill Thompson

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

From: DC Consultation

Sent: 23 August 2016 11:39

To: Gill Thompson

Subject: Planning Application Consultation 16NP0083 Lowtown, Walltown, Greenhead, Northumberland CA8 7JD

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=16NP0083>

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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