

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Planning Application Consultation 20NP0083 Catcleugh Farm, Catcleugh, Northumberland, NE19 1TX
Date: 03 November 2020 12:46:39

Dear Colin,

Thank you for consulting me on this application. Further to my comments at the pre-application stage I note they did undertake bat surveys and have submitted a report. Two small common pipistrelle bat roosts were detected in the building that is the subject to this application and will be lost as part of the development.

When a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 53 of the Conservation of Habitats and Species Regulations 2017, either in the Committee Report or, in the case of delegated decisions, in the Planning Officer's own notes. It is proposed that the work will be covered under a Bat Class Licence (low impact). Even though Natural England oversee these class licences, as the competent Authority the National Park Authority must evaluate the three tests to determine if such a licence is likely to be suitable 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 listed in the report includes erection of 2 bat boxes on site prior to work commencing and the incorporation of 2 bat slates in the roof and a wall mounted box on the altered building. 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 the provision suggested should be sufficient. The species recorded will use bat boxes provided while work is on-going, and these are suitable for smaller roosts. The provision of the permanent access and box on the converted building will also provide replacement roosting habitat for the lost roosts. The methodology suggested for the works seems acceptable to prevent physical harm, including checking prior to work commencing. The location of the bat slates and wall mounted box are shown on the proposed plans number 616 : 102.

In Northumberland low impact class licences can be used for up to three roosts for common pipistrelle, soprano pipistrelle and brown long-eared bats. These proposals will affect two roosts of common pipistrelle, therefore it would seem the class licence is appropriate.

In summary, it is my opinion that the current mitigation suggested is sufficient. The numbers of bats likely to be impacted on are low, important only at the local level. If the mitigation is put in place and work carried out in line with the bat report and the submitted plans it is likely to be successful given the other details provided. The third test will be met as the proposals are unlikely to detrimentally affect the conservation status of the bat species present on site.

If you have any queries, please get back to me.

Yours sincerely,
Gill Thompson

From: DC Consultation
Sent: 20 October 2020 15:19
To: Gill Thompson
Subject: Planning Application Consultation 20NP0083 Catcleugh Farm, Catcleugh, Northumberland, NE19 1TX

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=20NP0083>

DC Consultation, Development Control Consultation

Tel: (x)

Mob:

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Gill Thompson, Ecologist

Tel: [REDACTED]

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