

Morris, Rachael

From: Howe, Paul
Sent: 05 December 2024 16:03
To: Morris, Rachael
Cc: Malter, Lisa
Subject: H/24/98546 BADNAM COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ - bats

Hi Rachael,

Lisa and I have reviewed this in the light of the comments back. We agree that the survey work is only one “bat season” old – just under 18 months old in total.

Looking at the CIEEM guidance this looks like this is one of the exceptions where a survey that’s around 18 months does need further information/confirmation (see first point) as we have a known bat roost in the main building and those bats could subsequently use features on the annex:

AGE OF DATA	REPORT / SURVEY VALIDITY
Less than 12 months	Likely to be valid in most cases.
12-18 months	Likely to be valid in most cases with the following exceptions: - Where a site may offer existing or new features which could be utilised by a mobile species within a short timeframe (see scenario 1 example); - Where a mobile species is present on site or in the wider area, and can create new features of relevance to the assessment (see scenario 2 example); - Where country-specific or species-specific guidance dictates otherwise. Report authors should highlight where they consider it likely to be necessary to update surveys within a timeframe of less than 18 months.

Looking then at the British Standard for biodiversity guidance I think an update pre-demolition survey could be conditioned in these circumstances under point d to confirm continued absence in the annex:

9.2.4 Conditioning additional ecological investigations, surveys and assessments (see D.5)

The presence or absence of protected species, and the extent to which they could be affected by the proposed development, should be established before planning permission is granted; otherwise all material considerations might not have been considered in making the decision. The use of planning conditions to secure ecological surveys after planning permission has been granted should therefore only be applied in exceptional circumstances³⁾, such as the following.

- a) Where original survey work will need to be repeated because the survey data might be out of date before commencement of development.
- b) To inform the detailed ecological requirements for later phases of developments that might occur over a long period and/or multiple phases.
- c) Where adequate information (see 6.2) is already available and further surveys would not make any material difference to the information provided to the decision-maker to determine the planning permission, but where further survey is required to satisfy other consent regimes, e.g. an EPS licence (see 9.3).
- d) To confirm the continued absence of a protected species or to establish the status of a mobile protected species that might have moved, increased or decreased within the site.
- e) To provide detailed baseline survey information to inform detailed post-development monitoring.

It should be noted that if a bat roost is then subsequently confirmed, further survey work and a licence will be required before any work can be carried out.

regards

Paul

Paul Howe

Ecology and Trees Manager

Neighbourhoods & Green Spaces - Ecology/Biodiversity

Ext.: 8233

Mobile: 07824 354397

