

190549FUL - Shillingford House 78 Oxford Road

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B A T S T A T E M E N T

This application is for a new 4 storey mixed-use residential and retail, replacing the existing three storey building.

The existing main roof is of a flat pitched roof with brick gables and hip to the corner.

GOVERNMENT CIRCULAR: BIODIVERSITY AND GEOLOGICAL CONSERVATION -

STATUTORY OBLIGATIONS AND THEIR IMPACT WITHIN THE PLANNING SYSTEM

It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.

However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development.

In terms of bats, the Bat Conservation Trust suggest the following criteria would be a reasonable starting point to expect a bat roost assessment to be necessary:

Conversions, modifications or demolition of buildings which are:

1. Agricultural buildings of traditional construction with exposed beams;
2. Buildings with weather boarding and/or hanging tiles within 200m of woodland
or water;
3. Pre 1960 detached building within 200m or woodland or water;
4. Pre 1914 buildings within 400m of woodland or water;
5. Located within, or immediately adjacent to , woodland or immediately adjacent
to water;
6. Dutch barns or livestock buildings with a single skin roof

Shillingford House (78 Oxford Road) does not falls under any of the 5 points above and therefore a Bat Survey will not be required

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