

[REDACTED]

Sent: 06 April 2026 13:57
To: Matthew.Porter
Cc: Planning
Subject: Representation regarding Planning Application DC/26/0366

Categories: Comments Received

To Matthew Porter,

I am writing as a local resident to provide comments on the proposed housing development in Southwater.

I am concerned that this application, as currently submitted, does not appear to include a Preliminary Roost Assessment (PRA) or subsequent Bat Emergence/Re-entry Surveys, despite the reasonable likelihood of protected species being present and affected.

I have personally observed bat activity on and around the application site, such as:

- Low-flying Bats (likely Common Pipistrelle Bats) circling around the vegetation.

Under the National Planning Policy Framework and the Conservation of Habitats and species Regulations 2017, bats are a material consideration in the planning process. The local planning authority has a legal duty to establish the presence of a protected species before granting permission.

I request that the Planning Authority requires the applicant to submit to a professional bat survey conducted by a licensed ecologist in accordance with the Bat Conservation Trust Good Practice Guidelines. Without this data, the council cannot fully assess the impact of the development or the adequacy of any proposed mitigation.

I look forward to seeing these ecological reports uploaded to the planning portal for public review.

Yours Sincerely,

[REDACTED]