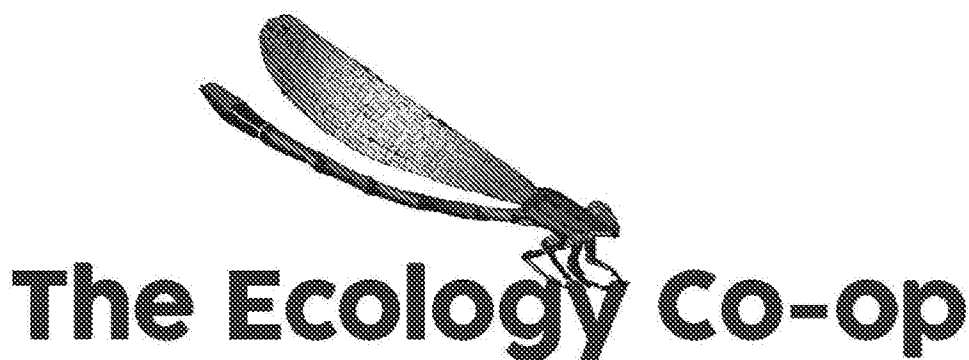




ENVIRONMENTAL CONSULTANTS

Unit 4, Langham Stables, Langham Lane, Lodsworth, Petworth, West Sussex, GU28 9BU

4th December 2017

R.e. Barn Owl and Bat Mitigation and Enhancement Measures for the former Arundel Equine Hospital – Ref: AB/81/16/PL.

Dear Sir/madam,

The purpose of this letter is to outline mitigation and enhancement measures for barn owls and bats to satisfy Condition 6 of the Arun District Council Planning Permission for the conversion of a large stable block at the Arundel Equine Hospital on Tortington Lane into a residential dwelling.

Condition 6 states: “No development, demolition or alterations to the building shall take place until details indicating how suitable provision will be made for bat and owl habitats have been submitted to and approved by the Local Planning Authority and such habitats shall be secured/provided before development commences and thereafter maintained to the satisfaction of the Local Planning Authority”.

A site visit was undertaken on the 29th November 2017 to ascertain the potential of the building to support bats and barn owls and to ascertain the best locations for incorporating enhancements to provide net benefit for these species within the site.

The stable block is constructed from tight-fitting shiplap with a corrugated metal roof that lacks any suitable features that could support roosting bats and no evidence, such as pellets or other field signs could be found to suggest that barn owls have used the barn. The surrounding landscape includes a large parcel of woodland to the south that provides valuable habitat for both foraging bats and an open field of pasture also to the south that provides valuable habitat for barn owls and as a result, enhancement opportunities exist within the site.

All works should commence before the nesting bird season (1st March to 31st August) or following a hand-search by a suitably qualified ecologist.

Bright external lighting can have a detrimental impact upon foraging and commuting bats, but importantly can also cause bats to remain in their roosts for longer. The proposed development site lies close to a woodland parcel to the south which is potentially of value for foraging bats. Therefore, it is important that the woodland is protected from artificial light spill from the development. Any exterior lighting must be designed in accordance with the guidelines provided by the Bat Conservation Trust as below.

1. No ‘upward pointing’ or bare bulb lights will be installed anywhere on the development.
2. Any external lights will not be more than 3.5 metres in height and will have shields installed to focus light towards the car parking area and path to the front door only. No light will be allowed to emit light past horizontal (90 degrees from the ground).

3. No external lights will be installed on the replacement property above a height of 2 metres and all external lights will have shields to prevent light splash beyond horizontal.

It is recommended that a barn owl box is installed at a height above 3.5 metres either on the rear external face (south) of the stable block or on one of the mature trees that runs along the east boundary of an adjacent field to the south of the building that runs towards the woodland. The mature trees appear to be in the neighbouring property, right against the site boundary and therefore permission must be sought before any boxes are erected. An Eco barn owl nest box can be purchased (see <https://www.nhbs.com/eco-barn-owl-nest-box>) that is made from recycled plastic and FSC timber and this design is recommended.

It is also recommended that two Beaumaris Woodstone bat boxes (see <https://www.nhbs.com/beaumaris-woodstone-bat-box>) are also installed on one of the new buildings within the development site including the stable block or alternatively, one of the mature trees mentioned above with regards to the barn owl box could be used to install three Schwegler 2F bat boxes (see <https://www.nhbs.com/2f-schwegler-bat-box-general-purpose>).

The specific location for the barn owl box and bat box must be agreed with a suitably qualified ecologist and a photograph and diagram of the location of the box can be used as evidence for the planning authority upon request.

The barn owl box should be erected prior to any work commencing. If the bat boxes are erected onto the stable block then this should be done immediately after any work on the south face of the building has finished.

Kind regards

Sam Lunn
BSc, MSc, ACIEEM

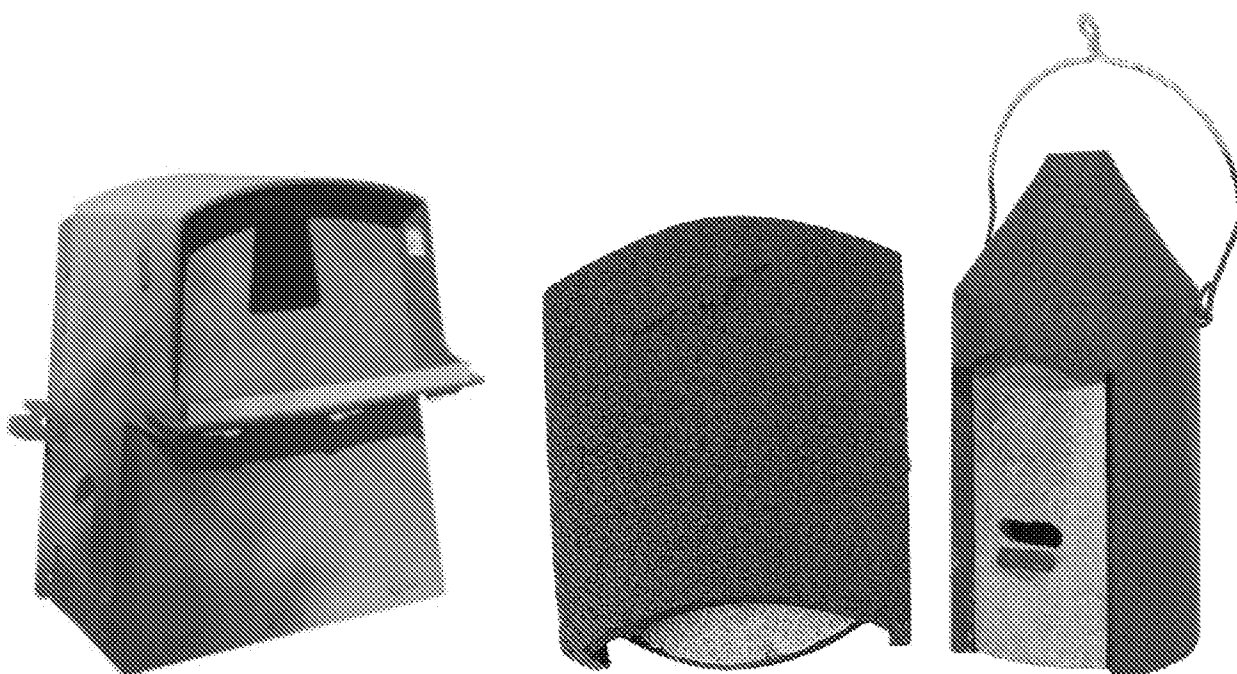


Figure 1. The Eco Barn Owl box recommended. **Figure 2.** Beaumaris bat box (left) and 2F Schwegler bat box (right) as a new nesting site for this species