

18.05.2020

App No: AL/29/20/PL

Address: Tyrone House Norton Lane Norton Aldingbourne PO20 3NH

Proposal: Demolition of existing house & outbuildings & erection of 1 No. new, detached, two storey, 5 bedroom dwelling & detached garage. N.B. Previously approved scheme for various extensions to the existing property (ref. AL/105/19/HH).

Bats

As detailed within Preliminary Ecological Appraisal (April 2020) there is potential for bats to be roosting within the property on site. Due to this and as recommend within the survey further bat emergence surveys are required to determine if bats are roosting onsite prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for our approval with the planning application. If bats are found to be roosting within the building mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

Badgers

As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March – 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

We would like a bird boxes to be installed on the new buildings / and or trees within the gardens of the properties.

Kind Regards

Liz

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Liz Annalls

Environment Officer
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Chichester District Council



<http://www.chichester.gov.uk>

