

**Application No:** AL/40/21/PL  
**Site Address:** Land adjacent to Byfields Nyton Road Westergate PO20 3US  
**Description of Works:** Construction of 1 No. 3 bed dwelling. This application is in CIL Zone 2 & is CIL liable as new dwelling.

**Bats:**

As stated within the Bat Activity Survey (August) "As no bat roosts, or potential roosting sites are present within the development plot an emergence survey could not be carried out, therefore a Wildlife Acoustics SM4 BAT FS static detector was positioned on a tree on the northern boundary of the site within the microphone facing into the site." This is not accurate as high potential for bats was identified to still be present at Byfields house which was confirmed as an occasional pipistrelle roost in 2018 and Nightingale cottage was assessed as having moderate potential for use by bats. As detailed within the Updated bat survey and walkover survey (January 2021) there is potential for bats to be roosting within the property on site. Therefore, an activity survey is not an accurate representation and bat emergence surveys will be required. 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.