



From: Liz Rogers [REDACTED]
Sent: 30 April 2015 11:04
To: Simon Davis
Subject: BE/60/15/PL - Demolition of existing dwelling & erection of 8 No. three bedroom dwellings with new access & car parking

Reference BE/60/15/PL

Status Undecided

Proposal Demolition of existing dwelling & erection of 8 No. three bedroom dwellings with new access & car parking.

Location 21 Bucksham Avenue Bersted PO21 5DT

Bats

Due to the location of the site, the proposed demolition of the bungalow and the records of bats within close proximity of the site there is a high likelihood of bats roosting within the bungalow. Unfortunately no bat surveys have been undertaken on the site so we are unable to establish if bats are present. Prior to determination we require that a bat survey is undertaken on the bungalow to determine if there is evidence of bats roosting within the building. If there is evidence of bats, further bat activity surveys would be required and mitigation strategies will need to be produced. The surveys plus any required mitigation strategies will need to be submitted as part of the planning application prior to determination. Due to the level of protection bats hold within European legislation, if bats are found to be roosting onsite the application will also require a Natural England Protected Species Licence for the works.

Until this survey and mitigation strategy is submitted we object to the application and recommend refusal.

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.

Reptiles

Due to the condition of the site with scrub grassland and bramble scrub, there is a high change of reptiles within the site. Though it appears that some of this has been removed already, which may have resulted in a breach of the Wildlife and Countryside Act. Due to the protection reptiles hold the applicant will need to either have a reptile activity surveys undertaken by a suitably qualified ecologist or assume reptiles are onsite and have a mitigation strategy for reptiles produced and submitted with the planning application prior to determination. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works

Until this survey and mitigation strategy is submitted we object to the application and recommend refusal.

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 (with 24 hours of any work).

Kind Regards

Liz

Liz Rogers

Environment Officer

Health Protection and Environmental Management

Chichester District Council

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