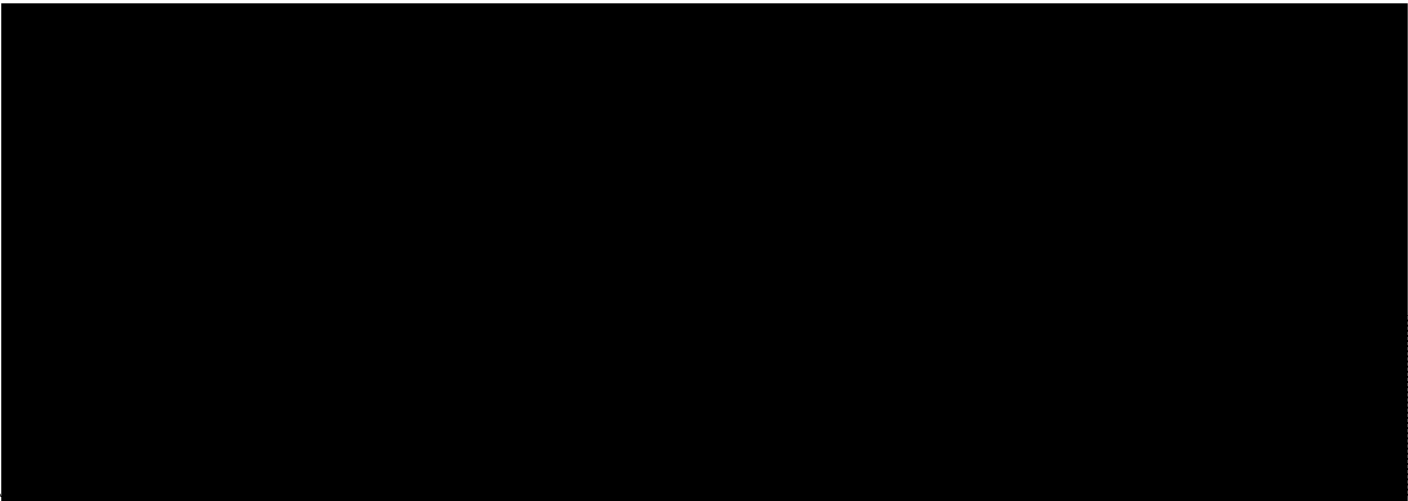




From: Liz Rogers [REDACTED]
Sent: 03 July 2015 10:41
To: Simon Davis
Subject: RE: Planning Application: BE/60/15/PL at 21 Bucksham Avenue

Morning Simon,

I haven't had the formal request for this site yet, but as I am away next week please find below my comments relating to this site. They need to provide the bat survey and mitigations strategy if bats are present, and they also need to either undertake a reptile survey or provide a detailed reptile mitigations strategy. If there are any queries just let me know I am back in the office on Monday 13th July.

Planning Application: BE/60/15/PL
Address: 21 Bucksham Avenue

Bats

As detailed within the Ecological Assessment (June 2015) there is potential for bats to be roosting within the property on site. Due to this and as recommended 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 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.

Reptiles

Due to the current condition of the site and as detailed within the Ecological Assessment (June 2015), there is a high change of reptiles within the site. 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 a good population of reptiles are onsite and have a mitigation strategy for reptiles produced and submitted with the planning application prior to determination. Some mitigation has been proposed within the Ecological Assessment in the form of habitat manipulation, but without further reptile surveys and a lack of information on the population size this method is unsuitable. We require that the mitigation strategy includes details of reptile fencing, trapping and translocation methods, the translocation site / enhancements and the timings of the works

Nesting Birds

Any works to the trees, vegetation clearance and the buildings onsite 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

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