

01/10/2014

WSCC Ecological Response to...

APPLICATION No.: LU/283/14/PL

PROPOSAL: Demolition of existing dwelling & detached single garage & construction of 1 No 3 bedroom dwelling with 2 No detached garages (resubmission following LU/206/14/PL)

SITE: Norway Farm House Norway Lane Littlehampton BN17 6LS

GRID REF: 504005 103560

There is no ecological objection to the proposals subject to the inclusion of a suitably worded informative.

A minor bat roost has been confirmed as present and in use; a European Protected Species Licence has been correctly recommended.

Bat surveys have been undertaken and the recommendations arising therein appear to have influenced the design. The Bat survey follows best practice and is in accordance with Natural England Standing Advice. The recommended mitigation is appropriate and I would judge that Natural England would issue a licence when the Method Statement is produced on this basis.

It is generally not advisable to recommend that a condition be imposed that affects a European Protected Species (e.g. Bats) as this can cause difficulties in issuing the European Protected Species Licence. Therefore, and should the LPA be minded to approve, I propose that an informative is attached to the permission.

I am satisfied that the ecological information submitted is adequate for Development Management purposes and no further surveys are required prior to determination.

Recommended Informative

A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

Don Baker MCIEEM | Team Manager, Environment & Heritage, West Sussex County Council
Location: 1st Floor Northleigh, Tower Street, PO19 1RH

Think sustainably. Do you have to print? Can you double side? Do you need colour?