

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 03 November 2021 08:55  
**To:** Planning Scanning  
**Subject:** FW: LY/16/21/PL Connies Byre, Calceto Lane

AMANDA SCHOLES  
PLANNING RECEPTIONIST



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**From:** Simon Davis  
**Sent:** 02 November 2021 11:22  
**To:** Planning.Responses  
**Subject:** FW: LY/16/21/PL Connies Byre, Calceto Lane

## Second Ecology Consultation Response

**From:** Jennifer Pollitt  
**Sent:** 02 November 2021 10:09  
**To:** Simon Davis  
**Subject:** RE: LY/16/21/PL Connies Byre, Calceto Lane

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Dear Simon,

Ben's reaction was correct, open sheds have potential for wildlife to use the structure as roost/nest/refugia site. The most likely instance being a bat roost. It is impossible to say with certainty whether a building has negligible roost potential when looking at a small black and white photo. This is the reason I asked for surveys to be undertaken. After viewing the recent photographs I am satisfied the shed is too bright to provide a day roost and it appears to have negligible roost potential.

No ecological surveys will be required for this development but I would like to make the following comments.

### Bats

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.

We require that a bat box is installed on a building or tree onsite facing south/south westerly positioned 3-5m above ground.

If a bat is found all works must stop and Natural England consulted.

### Birds

A check will be required for birds' nests on the dwelling prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged. Ideally, demolition of the shed will take place outside of bird nesting season - 1<sup>st</sup> March – 1<sup>st</sup> October inclusive.

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season. 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 box to be installed on the dwelling or tree within the garden of the property.

### Hedgehogs

Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition.

A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Kind Regards

Jen



**Jennifer Pollitt**  
Environment Officer  
Environmental Strategy  
Chichester District Council

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



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**From:** Simon Davis [REDACTED]  
**Sent:** 01 November 2021 11:52  
**To:** Environmental Strategy  
**Subject:** FW: LY/16/21/PL Connies Byre, Calceto Lane

Hi,

Further to your comments and request for a phase 1 for this application, the applicant has sent me the attached photos and stated that:

*"We note that the building is of recent construction (within the last ten years). It's walls are blockwork and the roof is profiled sheeting. It is surrounded by concrete surfacing. For these reasons we do not believe that a Phase I ecology survey is necessary. I attach additional photos showing the inside of the building. Could you please reconsider."*

Can you let me know whether it is still necessary to provide species surveys?

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place



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**From:** Ben Smith [REDACTED]  
**Sent:** 01 November 2021 11:42  
**To:** Simon Davis [REDACTED]  
**Subject:** RE: LY/16/21/PL Connies Byre, Calceto Lane

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Dear Simon

Thank you for the below. We note that the building is of recent construction (within the last ten years). It's walls are blockwork and the roof is profiled sheeting. It is surrounded by concrete surfacing. For these reasons we do not believe that a Phase I ecology survey is necessary. I attach additional photos showing the inside of the building. Could you please reconsider.

Thanks

Ben

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**From:** Office [REDACTED]  
**Sent:** 28 October 2021 14:02  
**To:** Ben Smith [REDACTED]; Karolina Stephenson [REDACTED]  
**Subject:** Fwd: LY/16/21/PL Connies Byre, Calceto Lane

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**From:** Simon Davis [REDACTED]  
**Sent:** Thursday, October 28, 2021 11:45:08 AM  
**To:** Office [REDACTED]  
**Subject:** LY/16/21/PL Connies Byre, Calceto Lane

Dear Ben,

I am your case officer. We have had a comment from our ecologist:

*No protected species surveys have been undertaken on the site so we are unable to establish if protected species are present. Prior to determination we require that an extended phase one habitat survey is undertaken on the site to determine if there is potential for protected species. If there is potential for protected species then further surveys would be required. These surveys plus any mitigation strategies required will need to be submitted as part of the planning application prior to determination.*

I acknowledge that this was not raised on previous applications (ecology were not previously consulted) but when I received the application and noted that the building is an open barn/shed in the countryside, I had to seek a view from our ecologist.

Please can you advise whether you agree to providing a survey and can you estimate how long it will take for one to be provided. Note that we would not be willing to extend the determination time to allow receipt and re-consultation.

Please also ensure that details of biodiversity net gain are included in the survey in line with the comments in the remainder of the consultation response which is on our website.

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place



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