

22.07.2020

Application No: R/117/20/OUT
Site Address: Croft Works 52 Mill Lane Rustington BN16 3JN
Description of Works: Demolition of existing dilapidated storage buildings and erection of 4no. semi detached 2-bedroom dwellings with associated gardens, car parking and landscaping.

Bats

Due to the location of the site, the proposed works and the records of bats within close proximity of the site there is a moderate likelihood of bats roosting within the building. 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 an initial bat survey is undertaken on the building 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. These surveys plus mitigation strategies required 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 License for the works.

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.

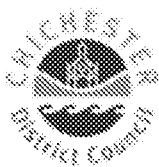
Nesting Birds

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 (within 24 hours of any work).

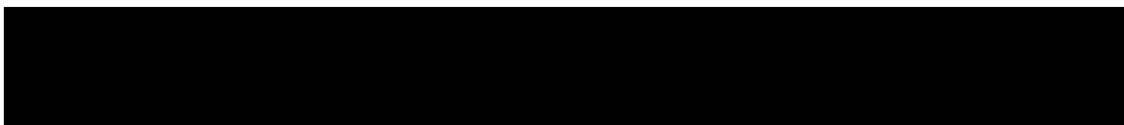
We would like a bird box to be installed on the new buildings and / or trees within the gardens of the property.

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council



22.07.2020