

App: AL/107/21/PL

Proposal: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Address: Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.

Lighting Strategy

The lighting strategy sufficient to minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill.

Bats

Following submission of Ecological Impact Assessment (Oct 2021), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place. The applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place.

We require that a number of bat boxes are installed on the new dwellings or trees onsite facing south/south westerly positioned 3-5m above ground.

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

If plans change and any trees with bat roost potential are to be removed, then further surveys, undertaken by a suitably qualified ecologist will be required to assess whether bats are roosting within these trees. A condition should be used to ensure this.

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).

A check will also be for birds' nests on the buildings onsite 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.

We require a number of bird boxes to be installed on trees within the site. Conditions should be used to ensure this.

03/12/2021

Water voles

As detailed in the EIA (Oct 2021) the CEMP will detail measures to protect Lidsey Rife from construction. This part of the report should be completed with the advice from a suitably trained ecologist. Conditions should be used to ensure this.

Reptiles

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut.

European Eel

Assumedly, the measures included in the CEMP to protect Lidsey Rife and the population of water voles will also benefit European eels. We would like to see that they have been considered in the CEMP.

Hedgehogs

As detailed within the Preliminary bat Survey Report (Oct 2019) precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

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.

Enhancements

The enhancements detailed in the EIA (Oct 2021) (bat boxes, nest boxes, reptile hibernacula, and a hedgehog nesting box) are suitable and should be shown within the landscaping strategy.

CEMP and LEMP

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

Kind Regards

Jen

03/12/2021



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