

10.07.2019

App No: AL/118/18/OUT

Proposal: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU

Address: Outline application with some matters reserved for the demolition of existing buildings & the erection of 10 No. dwellings comprising 1 No. three bedroom detached, 2 No. three bedroom semi-detached, 4 No. four bedroom semi-detached & 3 No. four bedroom detached houses with associated access & parking.

Bats

As detailed within section 5.2.2 of the Phase 1 Bat and Ecological Appraisal Report (Jan 2019) 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. In particular due to the lane to the north of the site by commuting barbastelle bats, no lighting can be used near to Oak Tree lane, and any lighting needed must be directional and facing away from this area.

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

Reptiles

To ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile habitat does not develop onsite. If this is not possible then a precautionary approach should be taken within the site with regards to reptiles

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 (with 24 hours of any work).

We would like a bird box to be installed on the new buildings and or tree within the garden of the property.

Enhancements

We would like to see a number of enhancements incorporated within the scheme including;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- Grassland areas managed to benefit reptiles.
- Log piles onsite

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- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site

Kind Regards

Liz



Liz Annalls

Environment Officer
Environmental Protection
Chichester District Council

