

App: AL/126/21/PL

Proposal: Demolition of existing building and erection of 5 No houses comprising 1 No 4-bed detached, 2 No 4-bed link detached & 2 No 3-bed detached houses with associated access & parking (resubmission of AL/81/21/PL). This site falls within Strategic Site SD5, CIL Zone 1 (Zero Rated.

Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU

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.

Guidance outlined in the new Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust "Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series publication should be adopted into the site plans (http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting).

We require that a bat box is installed on the buildings 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 the above.

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 extension / and or tree within the garden of the property.

Hazel Dormice

A precautionary approach should be used during the construction phase. As per the Ecological Impact Assessment (September 2021), lighting should be directed away from trees and hedgerows. If a dormouse or evidence nesting dormice are found then works must stop immediately and Natural England Consulted.

17/11/2021

Reptiles and Great Crested Newts

As per the Ecological Impact Assessment (September 2021), if reptiles or great crested newts are found on site then works must immediately cease and Natural England consulted.

Badgers

Hedgerows around the site should remain for commuting badgers. During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species.

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.

LEMP and CEMP

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.

Enhancements

The enhancements detailed within the Ecological Impact Assessment should be incorporated into the scheme and this will ensure obligations within Policy ENV DM5 of the Arun District Local Plan are met. We would also like measures included for hedgehogs. We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site and a hedgehog box included on the site.

These enhancements should be detailed within the landscaping strategy plan.

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council

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