

Application No: AL/75/21/PL

Site Address: Lidsey Lodge Farm Sack Lane Lidsey PO22 9PE

Description of Works: Demolition of large agricultural buildings, removal of concrete yards and access, erection of 4 No.2 bed houses, 2 No. 3 bed houses, 2.No. 4 bed houses, gardens, access, parking, soft landscape and ecology areas. (resubmission following AL/27/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Bats:

The Ecological assessment (April 2021) concluded a negligible potential to support roosting bats overall and therefore did not recommend any further surveys. However, the lighting scheme for the site will need to take into consideration the presence of bats in the local area. The scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings, especially around the boundaries of the property, by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

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

Hedgehogs:

Any brush piles, compost and 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

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.

Barn Owls:

Due to the presence of barn owls previously within the barn, mitigation has been proposed within the Ecological assessment (April 2021). This mitigation includes the installation of a barn owl nest box within 200m of the barn at least 30 days prior to commencement onsite, a pre commencement survey to check for barn owls within the barn and permanently accessible nesting space within the conversion. We are happy with the proposed mitigation and a condition should be used to ensure this takes place. If barn owls are present onsite then no works can take place between March – September or any time while the barn owls are nesting.

Dormice:

The hedgerow along the eastern and south-eastern boundary of the site is considered to have suitability to support hazel dormouse as it offers foraging opportunities and is well connected to adjacent suitable habitat. The hedgerow is being retained within this proposal and therefore, no further surveys are needed, just a precautionary approach, including 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. However, if works require any destruction or removal of the hedgerow or works are to be within 5m of the hedge then further surveys for dormice will need to be undertaken

Water Voles:

Due to the presence of water vole habitat within the bank ditch no works can take place within this ditch or area and a 5m buffer should be set up from the ditch bank and fencing used during the construction period to ensure this area remains undisturbed. If any works need to take place in this area, and then a full mitigation strategy for water voles will be required.

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.

**Beth Ellison-Perrett**

Environment Officer
Environmental Protection
Chichester District Council

