

App: BE/176/21/PL

Proposal: Demolition of existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping. This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.

Address: The Cottage Shripney Road Bognor Regis PO22 9PA

Bats

B1 and B3

Following submission of the Bat Report 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 to B1 as a bat roost has been identified, and this will need to be obtained prior to any works taking place.

T1, T2, and T3

Trees 1 and 2 have been assessed as having low bat roost potential. These trees should be felled as per the guidance in the PEA (June 2021). Tree 3 has been assessed as having moderate bat roost potential but surveys conducted did not identify a bat roost. As per the Bat Report 2021, tree 3 should be felled inline as the guidance for T1 and T2 in the PEA (June 2021). Conditions should be used to ensure this.

Lighting Scheme

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).

Hedgerows

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.

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

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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 all building prior to work commencing by a suitably qualified ecologist (bird nesting season only). If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

Reptiles

As per the Preliminary Ecological Appraisal (June 2021), there are small areas of suitable reptile habitat onsite. Should the marginal vegetation, trees and hedgerows be impacted by the proposed development then further reptiles surveys would be required prior to determination. A condition should be used to ensure this.

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. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Badgers

Clearance of scrub should be undertaken sensitively by hand and if a badger sett is found, further badger surveys would be required. A condition should be used to ensure this.

During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped or a means of escape made available to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species. Any hazardous chemicals need to be suitably stored away so animals cannot access them.

Enhancements

The enhancements detailed in the PEA (June 2021) are fine and should be included in the landscaping plan. However, we feel there is scope for further ecological enhancements and require the following to be incorporated into to plan:

- 2 bat bricks are integrated into the building onsite facing south/south westerly positioned 3-5m above ground;
- 2 hedgehog nesting boxes included on the site;
- Bird boxes to be installed on the buildings and/or tree within the garden of the property.

Kind Regards

21/12/2021

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council

