

Application No: BE/87/21/OUT
Registered: 27th May 2021
Site Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS
Grid Reference: 491599 100730
Description of Works: Outline application with all matters, except for site access, reserved for the development of up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access (resubmission following BE/148/20/OUT). This application affects a Public Right of Way.

Bats:

As stated in the Ecological assessment (October 2020), five trees on site have the potential to support bat roosts. Therefore, these trees should be retained at all costs. If they are to be felled then further surveys to ascertain whether they contain a roost should be undertaken. If a roost is found, then 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.

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

Barbastelle and Greater Horseshoe bats have been recorded on site. Therefore, the lighting 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. Conditions should be used to ensure this.

We require that a bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground

Badgers:

Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced.

Water Voles:

Due to the presence of water vole habitat within the ditches 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, then a full mitigation strategy for water voles will be required.

Reptiles:

A small population of Slow Worms and Grass Snakes were found onsite. Following submission of Ecological Assessment (October 2020), a full mitigation strategy will need to be submitted with this application prior to determination. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works.

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.

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 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