

Reference	BN/128/19/OUT
Proposal	Application for outline planning permission for development of 70 bed Care Home and 14 Assisted Living bungalows with associated car parking, landscaping and access - Departure from the Development Plan.
Location	Land Adjacent to Highfield House Yapton Road Barnham PO22 0AZ

Bats

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.

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.

We require that a number of bat bricks, tiles or tubes are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.

Great Crested Newts

We are satisfied that the precautionary approach for Great Crested Newts detailed within section 4.6 of the Updated EIA (Nov 2019) is suitable and a condition should be used to ensure this takes place.

Reptiles

We are satisfied that the precautionary approach for reptiles detailed within section 4.7 of the Updated EIA (Nov 2019) is suitable and a condition should be used to ensure this takes place.

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 number of bird boxes installed on the building and / or trees within the garden of the property.

Biodiversity Net Gain

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. Though some biodiversity enhancements have been recommended within the Updated EIA (Nov 2019) further

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information needs to be required demonstrating what will be included within the scheme and what level of net gain will be created from this.

Enhancements we want to see include;

- Any trees removed should be replace at a ratio of 2:1
- Wildlife pond
- 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
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site

Kind Regards

Liz



Liz Annalls

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