

App: BN/147/21/OUT

Proposal: Outline application with all matters reserved (except access) for the erection of up to 8 No. dwellings. This application also lies within the parish of Aldingbourne. This application is a Departure from the Development Plan.

Address: Land West of Fontwell Avenue Fontwell Eastergate PO20 3RX

Wildlife Corridors: As per the Preliminary Ecological Appraisal (Nov 2021) the retained boundary hedgerows are used by bats for commuting and foraging. These will need to be protected during access works. This will include having a buffer strip around the hedgerows (5m) where necessary and fencing should be used to ensure this area is undisturbed.

Lighting: The lighting 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. Particularly along the eastern boundary and western treeline as this is used by light sensitive species such as Barbastelles (Annexe II species). The scheme will also need to consider the in-combination effects of lighting from adjacent developments.

Conditions should be used to ensure this. Appropriate mitigation and enhancement measures will be secured as part of the reserve matters application.

Reptiles and Amphibians

As per the Preliminary Ecological Appraisal (Nov 2021), all debris piles onsite are to be removed by sensitively and by hand. If a reptile or in the extremely unlikely even a Great Crested Newt is found all works must cease and a suitably qualified ecologist must be contacted for advice. Prior to works a toolbox talk must take place to ensure contractors are aware of best practice methodology.

To ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile and amphibian habitat does not develop onsite. The grassland habitat will need to be kept short to a sward height no greater than 50mm. Additionally, any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut.

Conditions should be used to ensure this. Appropriate mitigation and enhancement measures will be secured as part of the reserve matters application.

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).

A check will also be for birds' nests on the buildings and the barn owl box prior if these will be affected during access works. If nesting birds are found, works in the area will need to be avoided

08/12/2021

and the nest protected until after the young have fledged. The barn owl box should be retained and relocated to a suitable tree on site.

Conditions should be used to ensure this. Appropriate mitigation and enhancement measures will be secured as part of the reserve matters application.

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.

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council



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