

Application No: BN/42/21/PL
Registered: 20th May 2021
Site Address: Folly Foot Farm Fontwell Avenue Eastergate PO20 3RU
Grid Reference: 494640 105934
Description of Works: Demolition of existing dwelling, garage & commercial buildings & erection of replacement dwelling, garage & commercial building (Use Class B1 (E) B8) with associated vehicular accesses from Eastergate Lane & hard and soft landscaping. This site is in CIL Zone HSP2 (Zero Rated) & is a Departure from the Development Plan.

Bats:

The site is a high value habitat for bats, including rare species like the Barbastelle for roosting, foraging and commuting. T20 and B5 are confirmed bat roosts and 42 other trees were assessed as having bat roost potential, therefore, if works are done to any of the trees, further surveys will be needed. Additionally, any works being undertaken on B5, must be undertaken after gaining a Natural England Protected Species License.

An updated at-height inspection of T20 in the active bat season prior to the commencement of works must be undertaken. Additionally, the retention of trees with bat roosting features must be undertaken and if works are done to T3, the tree must be soft felled as a precaution.

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 bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground.

Nesting Birds:

Due to requirement to avoid the winter months because of the over wintering birds, there may be a need to undertake vegetation clearance during the bird nesting season (1st March - 1st October). If works are required during this time an ecologist will need to check to ensure there are no nesting birds present on the site before any works take place (max 24 hours prior to any works commencing).

A check will also be required for birds' nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

We would like a bird box to be installed on the extension / and or tree within the garden of the property.

Barn Owl:

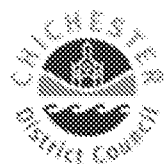
The site has high potential for breeding barn owls, with the sighting of one during previous surveys. Therefore, as detailed in the Breeding Bird report (December 2019), further surveys are recommended onsite prior to determination. The survey should be undertaken as noted in section 5.1 of the Breeding Bird report.

Over-wintering birds:

Due to the risk of disturbance to overwintering birds, construction works must avoid the winter months (October – Feb) to ensure they are not disturbed by any increase in noise and dust. The woodland, orchard and scrub habitat in the west of the site must be retained and enhanced where possible.

Reptiles:

Reptile Survey report (December 2019) recorded a low population of common lizards, grass snakes and slow worms on site. Following submission of Reptile Survey report (December 2019), we are happy that the recommendations proposed would be suitable. However, a full mitigation plan must be provided prior to determination detailing timings of the works, translocation plans, details of the receptor sites and post development monitoring and safeguarding. A condition should be used to ensure this takes place.



Beth Ellison-Perrett

Environment Officer
Environmental Protection
Chichester District Council

