

Application No: BN/62/21/PL

Site Address: The Croft Surgery Barnham Road Eastergate PO20 3RP

Description of Works: Medical centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road, associated car parking and other hard and soft landscaping works. This site is in CIL zone 2 (Zero Rated) as other development.

Bats:

As stated in the Preliminary ecological appraisal (May 2021) no potential roosting features can be found on any trees within the site, but it does however, provide suitable foraging and commuting features for bats, particularly on the eastern boundary hedgerow. With the eastern boundary hedgerow being retained no further surveys are required. However, if any works are done in or around the eastern boundary then further surveys will be required. Mitigation measures, as stated in section 5.5.4 in the Preliminary ecological appraisal (May 2021) should be adhered to and conditions used to ensure this.

Additionally, habitat enhancements benefiting foraging and commuting bats are required, including the inclusion of new areas of woodland or scrub planting; the use of a range of native tree and shrub species within landscaping proposals; and Establishment of a native hedgerow along the boundaries to increase commuting potential into the wider landscape.

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:

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:

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

Badgers:

The site provides suitable foraging habitat for badgers and the site is well connected to fields bounded by hedgerows and treelines to the east which may support badger setts. As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

Dormice:

The hedgerow along the eastern boundary of the site is considered to have suitability to support hazel dormouse as it offers foraging opportunities and is well connected to adjacent suitable habitat. The hedgerow is being retained within this proposal and therefore, no further surveys are needed, just a precautionary approach, including 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. However, if works require any destruction or removal of the hedgerow or works are to be within 5m of the hedge then further surveys for dormice will need to be undertaken.

Reptiles:

Suitable habitats for reptiles can be found on site, including scrub and grassland. As detailed within the Preliminary ecological appraisal (May 2021) there is potential for reptiles to be onsite. Due to this and as recommended within the survey a reptile activity survey needs to be undertaken by a suitably qualified ecologist to determine if reptiles are onsite. If reptiles are found a mitigation strategy will also need to be produced. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works. Both the reptile activity survey and the mitigation strategy (if required) will need to be submitted with this application prior to determination.

Hedgerow:

Hedgerow and oak tree along the eastern site boundary are used by commuting bats, dormice and other species and so will need to be retained and enhanced. 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.

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 EIA (Oct 2019) further information is required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

- Any trees removed should be replaced at a ratio of 2:1

- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the property.
- 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



Beth Ellison-Perrett

Environment Officer
Environmental Protection
Chichester District Council

