

Application No: CM/17/21/PL

Site Address: Land at Wren Cottage Horsemere Green Lane Climping BN17 5QZ

Description of Works: Development of 2 No. 2-bed & 2 No. 3-bed detached dwellings & associated works (resubmission following CM/53/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings.

Great Crested Newt:

We are happy that a precautionary approach can be undertaken on the site. 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. In the highly unlikely event that GCN are found on site, all works will cease until a suitably qualified ecologist has been contacted for advice.

Reptiles:

The compost heap and log pile habitats should be removed with the use of hand tools prior to works commencing. In the highly unlikely event that reptiles are found on site, all works will cease until a suitably qualified ecologist has been contacted for advice.

Bats:

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.

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

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.

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.