

App: CM/48/21/RES

Proposal: Reserved matters application pursuant to outline planning permission CM/1/17/OUT for the erection of 300 dwellings and a building within use class E, together with public open space, LAPs, LEAP and ancillary works, including car parking and drainage arrangements, with access off Church Lane and Horsemere Green Lane

Address: Land to the West of Church Lane, South of Horsemere Green Lane, Climping

Reptiles

To ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile habitat does not develop onsite. If this is not possible then a precautionary approach should be taken within the site with regards to reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut.

Great Crested Newts

Works should proceed under a precautionary principal, as detailed within the Great Crested Newt Report (June 2021). Conditions should be used to ensure this.

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. Lighting should be directed away from the hedgerows and trees during construction. With the removal of a small amount of hedgerow to create the access road, 'hop over' points must be provided to reduce the gap created in the wildlife corridor so bats and birds can still cross. Any gaps should also be filled in using native hedge species to improve connectivity.

A suitably qualified ecologist should oversee the works onsite to ensure that no bats are harmed during the Construction Phase, as per Section 4.7 and 5.4 of the Bat Survey Report (Nov 2021) and the Ecological Management and Mitigation Plan (Aug 2021). If during the removal of trees, which should be undertaken as a soft strip, a bat is found then works must stop immediately and Natural England consulted.

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.

Guidance outlined in the new Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust "Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series publication should be adopted into the site plans (http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting).

Conditions should be used to ensure the above.

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).

In the event an active nest is identified works shall proceed as per sections 4.2 and 4.3 of the Ecological Management and Mitigation Plan (Aug 2021).

Aquatic mammals

In the Preliminary Ecological Appraisal (Dec 2020) the report states 'The site contained aquatic habitat and vegetation of a type that would support breeding water vole or otter'. However, the site is rated as having negligible potential for these species. Can the ecologist please provide further comment on this?

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. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

Badgers

As detailed in the Ecological Management and Mitigation Plan (Aug 2021) works should proceed under a precautionary approach. An additional badger survey should be carried out prior to the commencement of works. Conditions should be used to ensure this.

LEMP and CEMP

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application. We require that the LEMP align with Sections 6 and 7 of the Ecological Management and Mitigation Plan (Aug 2021) and Section 4 of the Great Crested Newt Report (June 2021).

We also require provisions be included for hedgehogs by including gaps at the bottom of the fences to allow movement of small mammals across the site and two hedgehog nesting boxes included on the site.

The enhancements should be detailed on a site plan and submitted alongside the LEMP.

Kind Regards

Jen

17/11/2021

