

App No: CM/69/21/PL
Proposal: Flexible Generator Plant and associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development and is a Departure from the Development Plan.
Address: Land at Northwood Farm Yapton Road BN18 0HR

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 box is installed on the buildings 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 dwelling and/or tree within the garden of the property.

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. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Net Biodiversity 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 PEA (Oct 2021) further information is required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

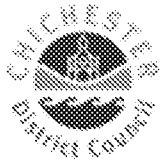
- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat boxes to be installed within the site
- Bird box to be installed on the trees within the site.
- Grassland areas managed to benefit reptiles.

27.01.2022

- Log piles onsite
- We require that gaps are included at the bottom of any fences to allow movement of small mammals across the site
- one hedgehog nesting boxes included on the site

Kind Regards

Liz



Liz Annalls

Environment Officer
Environmental Protection
Chichester District Council

