

Application No: CM/70/21/PL
Site Address: Land at Wren Cottage Horsemere Green Lane Climping BN17 5QZ
Description of Works: Subdivision of the plot and construction of 3 detached bungalows with associated parking, access and landscaping (resubmission of CM/17/21/PL). This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Great Crested Newts

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. The management of the grassland for great crested newts will ensure the site remains unsuitable for reptiles too. 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.

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).

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.

Enhancements

The enhancements detailed in the Ecological Impact Assessment (November 2021) are suitable and sufficient for the site. These should be incorporated into the site plans.

Kind Regards,

Jen



Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

<http://www.chichester.gov.uk>