

App: FG/184/21/PL

Proposal: Erection of replacement dwelling and garage

Address: 1 Greenways Crescent Ferring BN12 5EF

Bats

As per the Bat and Reptile Survey (Aug 2021) a precautionary approach should be undertaken and following an inspection by an ecologist prior to works commencing, removal of the roof tiles should be undertaken by hand in the presence of a suitably qualified ecologist. If a bat is found all works must stop and Natural England consulted.

As per the Bat and Reptile Survey 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.

A condition should be used to ensure this.

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.

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 new 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. Any lighting used during construction should avoid light spilling to the underneath of hedgerows and shrubs.

Biodiversity Net Gain Enhancements

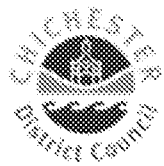
27/10/2021

As per the Bat and Reptile Survey there is an opportunity to enhance the site for wildlife. Native planting of flowers and shrubs, along with 2 native trees from UK stock only is recommended. This would be in line with Policy ENV DM5 of the Arun District Local Plan.

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

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council

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