

**App: F/19/21/PL**

**Proposal: H M Ford Open Prison Ford Road Ford BN18 0BX**

**Address: The construction of two houseblocks (two storeys) for 120 prisoners, extension to existing car park (80 spaces), proposed storage facilities & ancillary office space within secure perimeter fence at HMP Ford Category D Prison. This application may affect the setting of a listed building & the site is in CIL Zone 2 (Zero Rated) as other development.**

**Bats**

As per the Ecological Impact Assessment (2021), Buildings 4 – 8 in land parcel D require a roost availability assessment. Further surveys and mitigation may be required to determine how bats use these building. These surveys need to be completed prior to determination and a condition should be used to ensure this.

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. A condition should be used to ensure this.

**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 1<sup>st</sup> March – 1<sup>st</sup> 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 a tree within the site.

**Reptiles and amphibians**

To ensure the site remains unsuitable for reptiles and amphibians, 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.

**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.

**Biodiversity Net Gain**

22/10/2021

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. We are satisfied that the biodiversity enhancements recommended within the Environmental Impact Assessment (2021) are suitable and should be incorporated into the landscaping scheme (LEMP outstanding). A condition should be used to ensure this takes place.

#### **LEMP**

As per the EIA (2021) a LEMP is required to ensure appropriate future management of land used for Biodiversity Net Gain improvements. These improvements should be detailed on a landscape plan.

We also require during the construction phase that trenches and excavations for foundations are checked for wildlife prior to works beginning each day and 'wildlife ramps' are installed to provide safe exit outside of operational hours.

A condition should be used to ensure this.

Kind Regards

Jen



Jennifer Pollitt  
Environment Officer  
Environment  
Chichester District Council

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