

App: F/22/21/PL

Proposal: 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings.

Address: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR

Bats

Lighting

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 would ask that the applicant provide information to satisfy us that the complies with the guidelines 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).

As per the, 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. Any gaps should also be filled in using native hedge species to improve connectivity.

Conditions should be used to ensure the above.

Bat boxes

As per the Bat Mitigation Strategy (September 2021), we require that approximately 50% of the new dwellings to have bat bricks integrated within the external brickwork and no less than 5 woodcrete bat boxes to be installed on suitable retained trees.

Conditions should be used to ensure this.

Reptiles

The mitigation proposed in the Reptile Mitigation Strategy (September 2021) is suitable and conditions 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 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).

23/11/2021

We would like a bird box to be installed on the extension / and or tree within the garden of the property.

A check will also be for birds' nests on the dwelling prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

Badgers and other small mammals

During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species. Any hazardous chemicals need to be suitably stored away so animals cannot access them.

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.

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council

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