

Application No: F/5/21/PL
Site Address: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR
Description of Works: Erection of 23 No. dwellings. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

Bats:

The Bat survey and mitigation proposals (February 2021) concluded a low potential to support roosting bats overall and therefore did not recommend any further surveys. However, the mitigation proposed in section 5.2 should be adhered to. All hedgerows along boundaries will be retained and enhanced onsite as they are used by commuting and foraging 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 this. Additionally, dark corridors should be created along the boundaries, especially the western and southern, due to the presence of commuting Barbastelle

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 bricks are integrated into the buildings and bat boxes are installed on the mature trees onsite facing south/south westerly positioned 3-5m above ground.

Reptiles:

A low population of slow worms was found on site, therefore following the submission of Reptile survey and mitigation proposals (February 2021), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place. The enhancements identified in the Reptile survey and mitigation proposals would be suitable (the creation of hibernacula).

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 buildings / and or tree within the garden of the property.

Hedgehogs:

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 and we require that gaps are included at the bottom of the fences to allow movement of small mammals across the site

Biodiversity Net 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 EIA (Oct 2019) 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 bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site