

Application No: LU/116/21/PL

Site Address: Land South Of The Littlehampton Academy Fitzalan Road Littlehampton BN17 6ED

Grid Reference: 503354 102629

Description of Works: Erection of 112 No. residential units with access from Fitzalan Road, open space, hard and soft landscaping works, internal roads/footways, car and cycle parking, substation, bin store and associated engineering and infrastructure works. This site is in CIL Zone 4 & is CIL Liable as new dwellings.

Bats:

According to the Preliminary ecological appraisal (August 2020) there were no roost features on the trees onsite. However, the site is used by commuting and foraging bats and therefore, the scrub and boundary treeline 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. If any of the boundary line must be removed (for access) then 'hop over' points must be provided to reduce the gap created in the boundary line so bats and birds can still cross. Conditions should be used to ensure this. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions 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.

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

Great Crested Newts:

A precautionary approach should be taken with regards to Great Crested Newts, with all vegetation clearance being undertaken whilst supervised by a suitably licensed ecologist. If Great Crested Newts are found during the process all works must stop and Natural England contacted.

Reptiles:

The entire survey area supports suitable habitats for reptiles, however, according to Reptile survey (November 2020); no observations of reptiles were present during the survey period.

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.

Additionally, the landscaping should retain corridors of less intensively managed vegetation to maintain ecological connectivity throughout the site for reptiles, particularly along the eastern boundary. The creation of log piles, as well as, installing hibernacula and compost heaps to create additional hibernation and breeding habitats for reptiles on site.

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 bird boxes to be installed on the new buildings or trees within the garden of the property.

Hedgehogs:

As detailed within the Preliminary ecological appraisal (August 2020) 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. Additionally, 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.

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. We are satisfied that the biodiversity enhancements recommended within the Preliminary ecological appraisal (August 2020) are suitable and should be incorporated into the landscaping scheme. A condition should be used to ensure this takes place.

Sustainability:

Following submission of the Energy and Sustainability Statement (March 2021) we are satisfied that the criteria detailed within policy 40 will be met. We are pleased to see the commitment by the applicant to implement measures to achieve a reduction in CO2 emissions of 27%. This will be achieved with a fabric first approach and through the use of ASHP systems.