

12.02.2020

App No: LU/284/19/PL

Address: 1A &1B Northway Road Littlehampton BN17 7JX

Proposal: 2 No semi detached 3 bed houses.

Bats

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 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 a number of bat bricks, tiles or tubes are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.

Reptiles

We are satisfied that the precautionary approach for reptiles detailed within section 7.3 of the Preliminary Ecological Appraisal (Jan 2020) is suitable and a condition should be used to ensure this takes place

Badgers

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.

Foxes

We are satisfied that the precautionary approach for foxes detailed within section 7.3 of the Preliminary Ecological Appraisal (Jan 2020) is suitable.

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 number of bird boxes installed on the buildings and / or trees within the garden of the property.

Biodiversity Net Gain

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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 with the enhancements proposed within the Preliminary Ecological Appraisal (Jan 2020) and these enhancements should be incorporated into the landscaping scheme for the site. A condition should be used to ensure this takes place.

Kind Regards

Liz



Liz Annalls
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Environmental Protection
Chichester District Council



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

