

Reference	LU/330/18/PL
Proposal	Demolition of existing buildings & the erection of 77 residential homes with associated access, car parking, cycle parking, refuse/recycling storage, landscaping, earthworks & infrastructure
Location	Land South Of Cornfield Close Littlehampton BN17 6LD
Invasive species	

Due to the presence of Japanese knotweed on the site, we require that this species is removed and this will need to be undertaken by specialist contractor following there recommended methodology.

Bats

The two trees on the boundary which were surveyed for bats will need to be removed using a soft felling methodology as recommended within the EIA (Nov 18).

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). Any gaps should also be filled in using native hedge species to improve connectivity. Where any hedge is to be removed at detailed within the survey, new hedgerow should be planted. 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.

Reptiles

Following submission of EIA (Nov 2018), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

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 (with 24 hours of any work).

Badgers

Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced.

Enhancements

We are pleased to see the inclusion of some enhancements incorporated into the scheme including;

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- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Creation and strengthening of hedgerow with native species
- Bat and bird boxes installed on the site
- 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

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) which should be submitted as a condition.

Kind Regards

Liz

Liz Rogers

Environment Officer

Environmental Protection

Chichester District Council

