

26/10/2021

App: LY/16/21/PL

Proposal: Extension & conversion of existing outbuilding to form home office/gym & garage & inclusion of outbuilding within residential curtilage. This application is in CIL Zone 3 (Zero Rated) as other development.

Address: Connies Byre Calceto Lane Lyminster BN17 7QL

Ecology

No protected species surveys have been undertaken on the site so we are unable to establish if protected species are present. Prior to determination we require that an extended phase one habitat survey is undertaken on the site to determine if there is potential for protected species. If there is potential for protected species then further surveys would be required. These surveys plus any mitigation strategies required will need to be submitted as part of the planning application prior to determination.

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
- Hedgehog nesting boxes included on the site

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council



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