

App: P/158/21/RES

Proposal: Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home.

Address: Land West Of Pagham Road Pagham

Ecology

We note that Ecology Survey Note recommends that the mitigation can be dealt with under P/153/21/RES. However, as the Ecological Survey Summary Report (2021) identified the presence of new protected species using the site, some of the key mitigation is requested here to ensure the effectiveness mitigation strategy.

Bats

As per the Ecological Survey Summary Report (2021) submitted under P/153/21/RES, Barbastelles have been recorded using the hedgerows on site for commuting and foraging. The lighting scheme for the site will need to take into consideration the presence of bats (particularly light-sensitive species like barbastelles) in the local area and the scheme should minimise potential impacts to any bats using the proposed dark corridors, trees, hedgerows, and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

We would ask that the scheme provide information to satisfy us that the following principles have been addressed for external lighting:

- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used. LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally 2700 Kelvin) should be adopted to reduce blue light component.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by the lighting professional. Column heights should be carefully considered to minimise light spill.
- Only luminaires with an upward light ratio of 0% and with good optical control should be used – See ILP Guidance for the Reduction of Obtrusive Light.
- Luminaires should always be mounted on the horizontal, i.e. no upward tilt.
- Any external security lighting should be set on motion-sensors and short (1min) timers.
- As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.

24/11/2021

Pagham Harbour SPA Enhancement Strategy and Overwintering Birds

A habitat enhancement strategy (including new planting and removal of existing vegetation where required) to mitigate for the loss of brent goose habitat from the development area, and enhance this zone for SPA bird species should be developed in line with NE guidance. The strategy and subsequent works will need to be implemented as per the strategy prior to the commencement of development and development should take place as per NE guidance to prevent harm to overwintering bird species.

Badgers

During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species. Any hazardous chemicals need to be suitably stored away so animals cannot access them.

CEMP and LEMP

To ensure 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) as part of a reserve matters application.

Kind Regards

Jen



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