

App: P/167/21/RES

Proposal: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 375 No dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

Address: Land South of Summer Lane and West of Pagham Road Pagham

Bats

As per the Ecological Survey Summary Report (2021), 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:

- 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.

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 Ecological Survey Summary Report (2021) are suitable and should be incorporated into the landscaping scheme. This should be submitted prior to determination.

07/12/2021

CEMP AND LEMP

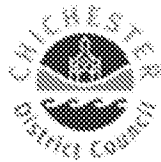
Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) and submitted prior to determination.

Pagham Harbour SPA Enhancement Strategy

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.

Kind Regards

Jen



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