

**Application No:** P/95/21/PL

**Site Address:** Bowley Farm Bowley Lane South Mundham Chichester PO21 1NB

**Description of Works:** Retention of 4 mobile homes for countryside workers together with drainage and service connection provision in connection with permission P/72/09 as varied by P/22/017/PL (resubmission following P/86/20/PL). This site is in CIL Zone 5 (Zero Rated) as other development.

**Bats:**

The development proposed will not remove or alter the ditch, bankside vegetation or the existing hedgerow/tree line as these are important as foraging and commuting routes for 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 bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

**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 1<sup>st</sup> March – 1<sup>st</sup> 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 bird box to be installed on the extension / and or tree within the garden of the property.

**Water Voles:**

Due to the presence of water vole habitat, no works can take place within this ditch or area and a 5m buffer should be set up from the ditch bank and fencing used during the construction period to ensure this area remains undisturbed. If any works need to take place in this area, and then a full mitigation strategy for water voles will be required



**Beth Ellison-Perrett**  
Environment Officer  
Environmental Protection  
Chichester District Council

