

App: R/108/21/PL

Proposal: Demolition of two dwellings and the construction of 3 No. 3-bed town houses and 5 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

Address: 117 Sea Lane Rustington BN16 2RU

Bats

As detailed within the Protect Species Walkover and Bat Assessment (Nov 2021) a precautionary approach should be undertaken (as per Sections 7 and 8 of the report) and following an inspection by an ecologist prior to works commencing, removal of the roof tiles should be undertaken by hand in the presence of a suitably qualified ecologist. If a bat is found all works must stop and Natural England consulted.

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.

Guidance outlined in the new Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust "Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series publication should be adopted into the site plans (http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting).

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 (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.

Hedgehogs

As detailed within the Protect Species Walkover and Bat Assessment (Nov 2021) precautions should be put in place for hedgehogs and the site will need to be searched carefully by an ecologist before works begin. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

Provisions should also be made for hedgehogs and other small mammals during and after construction, such as:

- Including gaps at the bottom of the fences to allow movement of small mammals across the site.
- Installing hedgehog nesting boxes included on the site.

30/11/2021

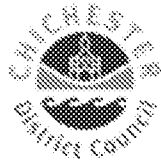
Biodiversity Net Gain

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 Protect Species Walkover and Bat Assessment (Nov 2021) further information is required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

- Wildflower meadow planting used
- Bug hotels
- 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
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Environment
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<http://www.chichester.gov.uk>