

**App: WA/101/21/PL**

**Proposal: Replacement Farmhouse with Farm Office and Garage, extension of existing stable building, replacement Sand School and associated hard and soft Landscaping and replacement mixed use barn and internal trackway. This application affects the setting of a listed building and the site is in CIL Zone 3 and is CIL Liable as replacement dwelling.**

**Address: Goose Green Hoe Lane Walberton BN18 0LQ**

**Bats**

Following submission of Ecological Impact Assessment (Oct 2021), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place. The applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place.

As detailed within the Ecological impact assessment (Oct 2021), there are 7 trees (T01 – T07) that have been identified to have bat roost potential but have not been surveyed because they are unlikely to be impacted by the development. Therefore, if plans change and any of these trees are to be removed, then further surveys, undertaken by a suitably qualified ecologist will be required to assess whether bats are roosting within these trees.

Light sensitive bat species were recorded during the bat surveys. We therefore require that the lighting scheme for the site 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

([http://www.bats.org.uk/news.php/406/new\\_guidance\\_on\\_bats\\_and\\_lighting](http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting)) should be adopted into the site plans.

We require that suitable alternative roosting provision is installed on the new dwelling or a tree onsite facing south/south westerly positioned 3-5m above ground. As per the EIA (Oct 2021) new feeding/perching opportunities should be included in the new extended stable.

Conditions should be used to ensure the above.

**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).

A check will also be for birds' nests on the buildings prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

12/11/2021

We require nesting provision to be installed on site for little owls, swallows and house sparrows.

Conditions should be used to ensure this.

### **Hedgehogs**

Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

As a precaution any trenches/excavations and open pipes should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

### **Hazel Dormice**

As per the EIA (Oct 2021) the woodland shaw should be managed in accordance with BS5837:2012 and BS42020:2013. Any works to the hedgerows should be done sensitively. If a hazel dormouse is found all works should stop and Natural England consulted.

### **Reptiles**

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut.

### **Great Crested Newts**

We are happy that a precautionary approach can be undertaken on the site for reptiles. The method statement detailed in the EIA (Oct 2021) is suitable. If the works cannot progress in accordance with the method statement then additional surveys to determine the presence/absence of great crested newts will be required. A condition should be used to ensure this.

### **Water voles**

Whilst water voles are not considered to be onsite, best practice during construction must be observed with the proper storage of chemicals, refuelling offsite, and spill kits must be available. These methods will prevent impact to the ditch onsite.

### **Enhancements**

The enhancements detailed in the EIA (Oct 2021) are suitable, we are pleased to see commitment from the applicants to change management methods of onsite habitats for the betterment of biodiversity. Conditions should be used to ensure this.

Kind Regards,

Jen

12/11/2021



Jennifer Pollitt  
Environment Officer  
Environment  
Chichester District  
Council

