

App No: WA/30/20/PL
Address: Spindlewood Yapton Lane Walberton BN18 0AS
Proposal: Demolition of existing dwelling & erection of 8 No. dwellings with associated landscaping, parking & works. This application is a Departure from the Development Plan.

Bats

Following submission of Ecological Assessment (May 2020) we are happy that the mitigation proposed within section 4.4 would be suitable. A condition should be used to ensure this takes place.

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.

Great Crested Newts

Following submission of Ecological Assessment (May 2020) we are happy that the mitigation proposed within section 4.7 would be suitable for Great Crested Newts. A condition should be used to ensure this takes place.

Reptiles

Following submission of Ecological Assessment (May 2020) we are happy that the mitigation proposed within section 4.8 would be suitable for reptiles. A condition should be used to ensure this takes place.

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).

Net Biodiversity Gain

We are satisfied that the enhancements proposed within the Ecological Assessment (May 2020) are suitable and should be incorporated into the landscaping plans for the site, this includes;

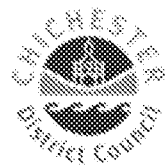
- 5 or more bat rooting features installed onsite with the use of bat tiles, bat tubes and wall mounted bat shelters positioned on south and east facing elevations on the new buildings
- Three sparrow terrace nest boxes installed on the new properties
- Two Vivara Pro Seville Woodstone nest boxes fitted to buildings or mature trees onsite
- Schwegler 1B nest boxes installed on mature trees across the site
- Dead wood habitat replaced onsite in the form of log piles
- Creation of new native species hedgerows
- Wildflower meadow planting used

01.06.2020

- Grassland areas managed to benefit reptiles.
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site

Kind Regards

Liz



Liz Annalls

Environment Officer
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Chichester District Council

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

