

App No: WA/7/19/RES

Proposal: Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 No. dwellings & 6 No. detached garages.

Address: Lanes End West Walberton Lane Walberton BN18 0QS

Please can further information be provided on the ecologist who undertook the ecological survey including their name and the company they are working for? We require that any ecological surveys submitted is undertaken by a suitably qualified ecologist who is a member of the CIEEM, please can we have confirmation regarding this.

Bats

The trees to the north and south of the site have potential for roosting bats. Current plans show that these trees are being retained and should be protected from harm. If plans change and any works are required on these trees further surveys for bats will be required.

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 brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground.

Reptiles

To ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile habitat does not develop onsite. If this is not possible then a precautionary approach should be taken within the site with regards to reptiles.

Dormice

It has been proposed that a Method Statement for dormice will be created for the site as a precautionary measure. We require a copy of this method statement is submitted for this application so we can determine if it is suitable and can be conditioned.

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 (with 24 hours of any work).

Enhancements

02.12.2019

We would like a bird box to be installed on the extension / and or tree within the garden of the property. We require a number of enhancements are incorporated within the scheme and shown with the landscaping strategy. These include;

- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site as detailed above
- 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
- Two hedgehog nesting boxes included on the site

Kind Regards

Liz



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

