

App: WA/80/21/OUT

Proposal: Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

Address: Land East of Yapton Lane Walberton BN18 0LJ

Ecology

We note the preliminary Ecological Appraisal (July 2021) however, due to the size and location of the development we would recommend that an extended phase one habitat survey is undertaken by a trained ecologist to determine the presence of protected species within the site and the impact a development would have on the surrounding environment. Following this survey if any further surveys are recommended we would require these to also be undertaken and any mitigation required to be considered and included within the planning application.

This survey will need to assess the green infrastructure across the site and ensure that this is retained and enhanced as part of the scheme. We require that enhancements to improve biodiversity across the site are incorporated into any future planning application and these should be discussed within the ecological surveys and shown within the landscaping plans.

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 Biodiversity Metric and Net Gain Calculation, further information is required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- 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 boxes to be installed on the buildings / and or trees within the garden of the dwellings
- 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
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21/10/2021

CEMP

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) as part of a reserve matters application.

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council

