

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

As stated within the Preliminary Ecological Appraisal (October 2021) a barbastelle was recorded on site (2019) and a bechstein 740m away (2018) and a total of 15 species recorded within 2km of the site. When considering these records and the site being assessed as moderate value for commuting and foraging bats, it could be an area of at least county significance. It should also be noted that the whilst the site just falls just outside of the 12km buffer for Sussex Bat SACs, it still has the potential to be functionally linked to them. We require bat surveys to be undertaken to fully understand how this site is used by bats along with a suitable mitigation strategy as part of a reserve matters application.

Tree 'T4' is considered to have moderate roost potential and therefore should be retained as part of this development. A 5m buffer should be use to ensure this roost feature remains undisturbed. To ensure the functionality of this roost feature and the corridor as a whole, 'hop over' points must be provided to reduce the gap created in the wildlife corridor when removing a section of hedgerow for the proposed access road. In the absence of bat surveys and the potential impact to sensitive bat species we feel this is a necessary mitigation measure. If plans change and T4 is to be removed, then further surveys, undertaken by a suitably qualified ecologist will be required to assess whether bats are roosting within the tree. A condition should be used to ensure this.

Lighting Scheme

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.

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).

Hazel Dormice

The works can proceed under a precautionary approach as detailed in the PEA (July 2021). We would like to see enhancements to the hedgerows to improve habitat for dormice.

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). The mitigation proposed in the PEA (July 2021). If the field is allowed to fallow then

additional bird surveys will be required and along with any mitigation. Conditions should be used to ensure this.

Reptiles

The mitigation detailed in the PEA (July 2021) is suitable. We are happy that works can proceed under a precautionary approach. Conditions should be used to ensure this.

Great Crested Newts

The mitigation detailed in the PEA (July 2021) is suitable. We are happy that works can proceed under a precautionary approach. Conditions should be used to ensure this.

Badgers

The mitigation detailed in the PEA (July 2021) is suitable and conditions should be used to ensure this.

During construction, any trenched deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species.

Hedgehogs

As detailed in the PEA (July 2021) precautions should be put in place for hedgehogs. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats. 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.

Enhancements

The enhancements detailed in the PEA (2021) are fine, however we feel there is more opportunity to improve the site for wildlife. We would like to see the suggested enhancements along with the below detailed within the landscaping strategy as part of a reserve matters application.

These 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 and bird boxes installed on the site
- 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 (including permanent fences between dwelling boundaries)
- Hedgehog nesting boxes included on the site

19/11/2021

CEMP and LEMP

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) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

Kind Regards

Jen



Jennifer Politt
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Environment
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<http://www.chichester.gov.uk>