

App: Y/158/21/PL

Proposal: The Steddles North End Road Yapton BN18 0DT

Address: Demolition of existing dwelling and outbuildings and construction of 11 No dwellings (net increase 10 units) with access, landscaping and associated works (alternative to approved Y/121/19/PL). This site is in CIL Zone 3 and is CIL Liable as new dwellings & is a Departure from the Development Plan.

Habitats

To ensure the hedgerows, trees and the species that use them for foraging and commuting are protected from construction works a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity.

Bats

Following submission of the Bat Survey (July 2020), 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.

We note that the proposed Ecology Plan deviates from the recommendations in Bat Survey (July 2020) with regards to the location of bat boxes. Two boxes are proposed on the northern aspects of Plot 7 and Plot 11. However, the proposed Ecology Plan places one of the bat boxes on the southern aspect of Plot 8. We require that the Ecology Plan is updated to reflect the advice of the report. A condition should be used to ensure this.

Nesting Birds

Demolition of the existing dwelling and 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).

As per the proposed Ecology Plan we require bird boxes to be installed on the buildings within the site. A condition should be used to ensure this.

Badgers

During construction, any trenches 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.

17/11/2021

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. The provision for hedgehogs detailed in the proposed Ecology is suitable. A condition should be used to ensure this.

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council

