

Application No: Y/31/21/PL
Site Address: Land East of Drove Lane Yapton BN18 0EB
Description of Works: Temporary sales cabin & associated landscaping. This application may affect the setting of listed buildings, may affect the character & appearance of the Main Road/Church Road Conservation Area & is in CIL Zone 3 (Zero Rated) as other development.

Reptiles:

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut. If vegetation on the northern boundary is to be removed then this should be checked for reptiles by an ecologist prior to works. If development does not begin within two years, then the surveys should be updated to ensure that reptiles have not colonised the site in the interim.

Also, we require, a number of enhancements to be incorporated on site which include wildflower meadow; grassland areas to be managed to benefit reptiles and log piles on site

Bats:

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. This should include a dark corridor to be maintained on the eastern boundary to prevent disturbance to bat flight patterns.

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having 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. Conditions should be used to ensure this.

We require that a bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground.

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).

We would like a bird box to be installed on the extension / and or tree within the garden of the property.

Hedgehogs:

20/04/2021

Precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

Any brush piles, compost and 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. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs and we require that gaps are included at the bottom of the fences to allow movement of small mammals across the site.



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