

Application No: Y/3/22/OUT

Site Address: Land West of Bilsham Road Yapton

Description of Works: Hybrid Application comprising of: Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved) and Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works.

This application is a Departure from the Development Plan and is in CIL Zone and is CIL Liable as new dwellings.

Badgers

We require that prior to a reserve matters application an updated Badger survey is undertaken on the site to determine the use of the site by badgers. This survey plus a mitigation strategy (if required) must be submitted as part of a future reserve matters application.

For the full application we require that this is a condition prior to any works taking place onsite.

Bats

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.

We require that further information relating to the protection of these areas, and enhancements which will be incorporated into the scheme are included as part of a reserve matters application within a bat mitigation strategy for the site. This strategy will also need to include the bat survey data. Please note that if the bat surveys are over 18 months old, new surveys 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. Further details of this should be included as part of the reserve matters application.

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).

Great Crested Newts

We are satisfied that no future information is required for this species.

Dormice

Following the submission of the EIA (Jan 2022) and the information provided within 5.32 we feel that due to the number of dormice records within 2km of the site there is potential for dormice to be site. Though the EIA states that the site is isolated however we disagree with this and feel the site is linked to the wider landscape to the west of the site. Due to this we require that the areas of hedgerow and scrub onsite are retained and enhanced including a 5m buffer from the scrub and hedgerow. Fencing will need to be used to ensure this area is undisturbed. If any works need to take place within these areas then further dormice surveys will be required. These surveys will need to take place during the active period April to October by a suitably qualified ecologist. If dormice are found to be present onsite mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

Reptiles

Following discussions with the ecologist for site, though habitat manipulation has been proposed looking at the site further we would not be happy to except this and require that a reptile translocation is done for this site. An updated mitigation strategy needs to be submitted for this and must include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works. The mitigation strategy needs to be submitted with this application prior to determination.

Enhancements

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 EIA (Jan 2022) further information will be required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

07.01.2022

- Any trees removed should be replace at a ratio of 2:1
- Wildlife areas created within the open space onsite
- 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 box to be installed on the buildings / and or tree within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Reptile habitat created onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- hedgehog nesting boxes included on the site

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

Liz



Liz Annalls

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