

Application No: Y/49/21/RES

Site Address: Land East of Drove Lane Yapton BN18 0EB

Description of Works: Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

Bats:

The hedgerow and tree line to the East of the site has a moderate potential for roosting bats and is a commuting corridor, therefore, they 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.

If any of this tree line/ hedgerow is to be felled, further surveys will be required to determine if bats are roosting onsite prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for our approval with the planning application. If bats are found to be roosting within the building mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area. The scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings, especially around the northern boundary of the property, by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

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:

As detailed within the Ecological Walkover survey (January 2020) precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. If any small

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mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

The areas of dense bramble on the site boundaries should be retained to provide hibernation habitat for hedgehogs. However, these piles must be removed outside of the hibernation period mid-October to mid-March inclusive if they have to be demolished. 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.

Reptiles:

We are happy that a precautionary approach can be undertaken on the site for reptiles, especially along the Northern boundary. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut

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. We are satisfied that the biodiversity enhancements recommended within the Biodiversity Enhancement Plan (Aug 2020) are suitable and should be incorporated into the landscaping scheme. A condition should be used to ensure this takes place.