

Application No: Y/57/21/PL

Site Address: Sunnymead North End Road Yapton BN18 0DL

Description of Works: Demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2 No 4 bed houses, 3 No 3 bed house (resubmission following Y/33/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings.

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.

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.

With the removal of a small amount of hedgerow to create the access road, 'hop over' points must be provided to reduce the gap created in the wildlife corridor so bats and birds can still cross. We are pleased to see this has been considered and the use of planting trees on the western side of the access road to create an aerial bridge with overhanging branches to the mature trees being retained on the other side is going to be implemented. Any gaps should also be filled in using native tree species to improve connectivity. Conditions should be used to ensure this.

The preliminary roost assessment undertaken in 2018 has not shown that the surrounding trees were assessed for bat roosting features. Therefore, before any tree can be removed a roost assessment of all trees being felled must be undertaken.

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).

A check will also be required for birds' nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

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

Reptiles:

Following submission of Ecological Impact Assessment, we are happy that the mitigation proposed in section 5 would be suitable. A condition should be used to ensure this takes place.

Great Crested Newts:

We are happy that a precautionary approach can be undertaken on the site for great created newts. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut. If Great Crested Newts are found during the process all works must stop and Natural England contacted.

Hedgehogs:

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 gaps to be included at the bottom of the fences to allow movement of small mammals across the site.

As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

Sustainability:

Due to the requirements within Local Plan Policy 40: Sustainable Construction and Design, we require that a sustainability statement is submitted for this proposal. The statement will need to demonstrate how the requirements of policy 40 will be met. This includes how the site will;

- Protect and enhance the environment
- Achieve a maximum consumption of 110l of water per day per person
- Complies with building for life standards or equivalent replacement
- Sustainable design including the use of re-used or recycled materials
- Minimise energy consumption through renewable resources
- Adapt to climate change
- Historic and built environment protected and enhanced
- Improvements to biodiversity and green infrastructure
- Maintain tranquillity and local character
- Provision of electric vehicle charging points

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 Preliminary Ecological Appraisal are suitable and should be incorporated into the landscaping scheme. A condition should be used to ensure this takes place.



Beth Ellison-Perrett

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Chichester District Council

