

APP NO: Y/5/17/OUT

Address Cinders Nursery & Land R/O Cinders Lane Yapton BN18 0JJ

Proposal: Outline application for 51no. dwellings with all matters reserved except for access. This application is a Departure from the Development Plan.

Bats

As a precautionary approach demolition of the buildings should be undertaken by hand with careful stripping of the internal and external roof spaces. If a bat is found all works must stop and Natural England consulted.

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. Where any hedge is to be removed at detailed within the survey, new hedgerow should be planted. Conditions should be used to ensure this.

Reptiles

The reptile survey has shown that there is a moderate population of reptiles onsite. Due to this mitigation has been proposed within the Reptile Presence / Likely absence survey report (June 2017) and we are happy that the proposed mitigation is suitable and this can be conditioned. The applicant should note that no works can commence until the reptile translocation has taken place.

Great Crested Newts

The Great Crested Newt survey has illustrated that it is highly unlikely that Great Crested Newts would be impacted upon due to the works; however as a precautionary approach the site clearance works must be completed under a non-license Method Statement. We are satisfied that the proposed Great Crested Newt Non Licence Method Statement (April 2017) is suitable and should be conditioned.

Enhancements

There are a number of enhancements we want to see incorporated into the design including

- Bat roosting opportunities within the building framework using bat tiles, and bricks
- Any trees removed should be replace at a ratio of 2:1
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- Wild flower meadow areas within the open space onsite

22.06.2017

Kind Regards

Liz