

Application No: Y/71/21/OUT

Site Address: Land At Little Meadow And East Of Bilsham Road Yapton BN18 0JY

Description of Works: Outline application with access for up to 73 No. new dwellings (but retaining Oak Trees & Little Meadow dwellings), 405 sqm of new light industrial buildings as part of an enlarged employment site & Public Open Space. The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South. This application may affect the setting of Grade II Listed Buildings & is a Departure from the Development Plan.

Bats:

The site has no structures present and the proposal will not result in any trees being felled. If the proposal changes and trees are to be felled, then further surveys will be required to assess roost potential of the trees.

The site supports moderate suitability for foraging and commuting 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. Conditions should be used to ensure this.

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.

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

Reptiles:

Site supports low population of common lizards and slow worms which were mainly recorded in the southern scrub boundary and in the southern hedgerow and scrub of the horse field respectively. Following submission of Extended phase 1 ecological assessment and phase 2 surveys (March 2021), we require further information, pertaining to the exclusion of reptiles during construction. A precautionary approach has been suggested however with a low population of reptiles this is not appropriate. We need to see the use of exclusion fencing around a particular area in which the reptiles on site will be moved to for the duration of the build to prevent reptiles from being harmed.

Great Crested Newts:

Phase 2 surveys show an absence of Great Crested Newts, however, the site has the potential to support great crested newts. Therefore, a precautionary approach can be undertaken on the site. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut

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

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.

Badgers:

No evidence of a badger sett was recorded within the application site; however suitable habitat for the formation of a sett is present. Therefore, if works do not commence within six months, then prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced.

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.

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. Though some biodiversity enhancements have been recommended, further information is required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

- Any trees removed should be replaced at a ratio of 2:1
- 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.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site



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