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**From:** [REDACTED]  
**Sent:** 28 February 2018 14:12  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: AB/148/17/PL

**App No:** AB/148/17/PL

**Address:** Wooded Land South West of Dalloway Road Arundel

**Proposals:** To provide 4 No. detached houses on existing semi natural woodland site. This application is a Departure from the Development Plan.

#### **Ancient Woodland**

Due to the presence of ancient woodland to the site following Natural England's guidelines a 15m buffer must be put in place where no development or works can take place to ensure the ancient woodland is not negatively affected by the works. Fencing should be used to ensure this area remains undisturbed.

#### **Bats**

As detailed within the preliminary ecological appraisal (May 2017) we require that further bat activity surveys are required to determine the use of the site by bats and the level of foraging and commuting taking place on the site. We also require that a tree climbing assessment is undertaken on the trees onsite to determine whether bats will be roosting within them. Both these surveys and any subsequent mitigation strategies which are required will need to be submitted to us prior to determination.

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.

#### **Dormice**

As detailed within the preliminary ecological appraisal (May 2017) the hedgerows, scattered trees and scrub provide habitat for dormice onsite. Due to this and the records of dormice within the local area we require that further dormice surveys are undertaken for the site. These surveys will need to take place during the active period April to October. 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**

As detailed within the preliminary ecological appraisal (May 2017) there is good quality habitat for reptiles onsite. Due to the protection reptiles hold will require that a reptile activity surveys is undertaken by a suitably

qualified ecologist and submitted with the planning application prior to determination. If reptiles are found then a mitigation strategy will also need to be produced and submitted prior to determination

### **Badgers**

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.

### **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 1<sup>st</sup> March – 1<sup>st</sup> October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

Kind Regards

Liz



**Liz Rogers**  
Environment Officer  
Environment  
Chichester District Council



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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [<mailto:planning.responses@arun.gov.uk>]  
**Sent:** 20 February 2018 09:19  
**To:** Environmental Strategy  
**Subject:** Planning Consultation on: AB/148/17/PL

**To: Ecology Advisor**

### **NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order**

**2015 - Articles 16 & 18 Consultation before the grant of permission**

**Planning Permission**

**APPLICATION NO:** AB/148/17/PL

**Registered:** 8th January  
2018

**Site Address:** Wooded Land South West of Dalloway Road Arundel

**Grid Reference:** 500386 106429

**Description of Works:** To provide 4 No. detached houses on existing semi natural woodland site. This application is a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email by 08-FEB-18.**

You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards  
Planning Officer

consultee\_email

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<http://www.arun.gov.uk>

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