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From: Stephanie Evans [REDACTED]
Sent: 19 February 2021 16:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/20/21/PL

Application No: AL/20/21/PL
Registered: 18th February 2021
Site Address: Land At Wings Nursery Lidsey Road Woodgate PO20 3SU
Grid Reference: 493715 104134
Description of Works: Demolition of Wings House & erection of 71 No. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/46/20/PL). This application is a Departure from the Development Plan.

Ecological Issues

Bats

A preliminary bat roost assessment was undertaken at the site and then subsequent emergence surveys. This concluded that buildings 1 and 2 provided an occasional roost for a small number of pipistrelle bats. Therefore the proposals represent a loss of these roosts and so a Natural England Bat Licence will be required. In the event that planning permission is secured, **the mitigation detailed within sections 5.3 to 5.7 of the report and as detailed within the Natural England Bat Licence method statement should be followed in its entirety.**

The survey failed to identify that the site is very close to the commuting routes for the Barbastelle Bats from Slindon (see details below). **Therefore any lighting scheme should be bat sensitive and will need prior approval from the LPA.**

In light of the comments provided with respect to reptiles and landscaping (below) I would like to see a greater buffer around the site to ensure that the impacts from the site in terms of lighting and disturbance on the Barbastelle bats are minimised.



Plan 3 – showing all radio tracking fixes from all Slindon Barbastelle bats

Reptiles

The reptile surveys provided are now out of date, since they were undertaken in 2017. Reptiles are highly mobile and will soon colonise an area if the habitat becomes suitable such as a cessation of a moving regime. In addition, the mitigation proposed in the reptile survey was for a scheme of 50 units which included large areas of retained habitat along the western and southern boundary of the site. The landscape plan for this proposal does not appear to allow for such a large area of retained habitat. **Therefore a new survey and mitigation scheme should be provided before determination.** Due to the importance of the site for commuting bats, as stated above, I would like the landscape plan to clearly indicate the extent of the buffer that has been provide for reptiles and bats around the boundary of the site.

Great Crested Newts

A pre-cautionary approach with regards to Great Crested Newts is required as detailed within the Habitat Suitability Report/Letter dated 12 June 2019. Specific measures include:

- Dismantling of log or rubble piles on site by hand and under supervision of an qualified ecologist;
- Staged directional strimming of vegetation;

Nesting birds

The demolition of all the buildings on site and the felling of T7 should be carried out between September and January inclusive to avoid impacting on breeding birds. If demolition during the breeding season is unavoidable, then potential nesting habitat must be inspected shortly before work commences by a suitably qualified ecologist to identify active birds' nests. Should they be present, the nest and a suitable buffer around it, must be retained until it has been confirmed by an ecologist that the young last left the nest or that it is no longer active.



Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council

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

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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 18 February 2021 10:21

To: Environmental Strategy

Subject: Planning Consultation on: AL/20/21/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

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The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 25th March 2021 . You can also monitor the progress of this application through the Council web site:

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

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

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020

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

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