

29.07.2020

App No: AL/21/20/OUT
Address: Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU
Proposal: Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house, 14 No. 3-bed houses & 19 No. 2-bed houses, with communal work hub & associated car parking & landscaping (resubmission following AL/57/18/OUT). This application is a Departure from the Development Plan.

Bats

Tree T01 onsite has potential for bats, current plans show that this tree is being retained, however if this changes a bat survey may be required.

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.

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).

Policy ENV DM5

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 EIA (March 2020) are suitable and should be incorporated into the landscaping scheme. A condition should be used to ensure this takes place.

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

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



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