

[REDACTED]

---

**From:** Liz Rogers [REDACTED]  
**Sent:** 10 April 2019 11:09  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: AL/32/19/OUT

**App No:** AL/32/19/OUT

**Address:** Wings Nursery Lidsey Road Woodgate PO20 3SU

**Proposal:** Outline application with some matters reserved for the erection of 55 No. dwellings, access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/115/17/OUT). This application is a Departure from the Development Plan.

#### **Bats**

Due to the presence of foraging and commuting bats onsite, we are satisfied that the mitigation proposed within section 6 for the Bat Emergence Survey Reports (Oct 2017) and a condition should be used to ensure this takes place. The mitigation includes;

- Wildlife area including pond, reptile hibernacula, and native species planting.
- Installation of riparian habitat
- Works to take place during daylight hours only
- Installation of bat boxes

We also require that bat tiles and bricks are including within the construction of the homes onsite. 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**

The scrub, hedgerow and tree habitat found on the south and west boundaries of the site will need to be retained and protected. This will include having a buffer strip around the areas (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps in the hedgerows should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

#### **Reptiles**

Following submission of the Reptile Survey Report (October 2017), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

#### **Great Crested Newts**

Due to the suitable terrestrial habitat onsite for Great Crested Newts (GCNs) as details within section 6.7 of the Preliminary Ecological Appraisal (September 2017) a precautionary approach has been recommended. We however disagree that a precautionary approach would be suitable because no surveys have been undertaken for this species. We require that initially a HSI assessment is done for GCNs, and depending on the findings further activity surveys may be required.

## 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

As detailed within the Preliminary Ecological Appraisal Survey Report (Nov 2017) due to the location of the site which is very close to Pagham Harbour SPA, we require that a overwintering bird survey is undertaken on the site to determine if there are significant number of birds using the site. If this is the case then appropriate avoidance and mitigation will be required to minimise the impact on birds. The survey and any mitigation will need to be submitted with the application prior to determination.

## Construction Management Plan

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

## Enhancements

We would like to see a number of enhancements incorporated within the scheme including;

- Any trees removed should be replace at a ratio of 2:1
- Hedgerows should be retained
- Wildlife pond
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- 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

Kind Regards

Liz



**Liz Rogers**

Environment Officer  
Environmental Protection  
Chichester District Council

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



---

**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [mailto:planning.responses@arun.gov.uk]

**Sent:** 02 April 2019 16:25

**To:** Environmental Strategy

**Subject:** Planning Consultation on: AL/32/19/OUT

To: Ecology Advisor

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**

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

**Town & country Planning (Development Management Procedure) (England) Order 2015 -  
Article 5 - Articles 16 & 18 Consultation before the grant of permission**

**Outline Consent**

**APPLICATION NO:** AL/32/19/OUT

**Registered:** 2nd April  
2019

**Site Address:** Wings Nursery Lidsey Road Woodgate PO20 3SU

**Grid Reference:** 493756 104078

**Description of Works:** Outline application with some matters reserved for the erection of 55 No. dwellings, access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/115/17/OUT).  
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 04-MAY-19.**

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 Mr D Vick who can be contacted on telephone number 01903 737771.

Regards  
Planning Officer

consultee\_email

---

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

---

## LEGAL DISCLAIMER

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

---

## LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

If you have received this e-mail in error please notify the Chichester District Council administrator.