

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 July 2018 09:11
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/57/18/OUT

From: Liz Rogers [REDACTED]
Sent: 18 July 2018 13:48
To: Planning.Responses
Subject: RE: Planning Consultation on: AL/57/18/OUT

App No: AL/57/18/OUT

Address: Land East of Lidsey Road Lidsey Road Woodgate PO20 3SU

Proposal: Outline application with some matters reserved for the erection of 30 No. dwellings consisting of 4 No. 4-bed houses, 10 No. 3-bed houses, 4 No. 3- bed apartments, 8 No. 2-bed apartments & 4 No. 1-bed apartments, communal work hub with associated car parking & landscaping. This application is a Departure from the Development Plan.

Bats

One tree (T01) has been identified as being suitable for bats, currently this tree is being retained however if it needs to be removed further survey work for bats would 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.

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 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. Where any hedge is to be removed, new hedgerow should be planted. Conditions should be used to ensure this.

Reptiles

We are satisfied following the survey work that reptiles are not present onsite and no further survey work is required for this species.

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 (with 24 hours of any work).

Enhancements

We are pleased to see that a number of enhancements have been proposed as part of the scheme including;

- Bat and bird boxes

- Use of wildflower seed mix
- Native species planting used within the landscaping scheme
- Ecology park
- Wildlife pond
- Community orchard

Details on how these areas will be managed post construction will need to be included within the Landscape and Management Plan (LEMP).

Kind Regards

Liz



Liz Rogers

Environment Officer

Environment

Chichester District Council

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



From: [REDACTED]
Sent: 16 July 2018 10:04
To: Environmental Strategy
Subject: Planning Consultation on: AL/57/18/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/57/18/OUT

Registered: 16th July
2018

Site Address: Land East of Lidsey Road Lidsey Road Woodgate PO20 3SU

Grid Reference: 493888 104004

Description of Works: Outline application with some matters reserved for the erection of 30 No. dwellings consisting of 4 No. 4-bed houses, 10 No. 3-bed houses, 4 No. 3- bed apartments, 8 No. 2-bed apartments & 4 No. 1-bed apartments, communal work hub with associated car parking & landscaping. 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 16-AUG-18.

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.**

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 S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
DX 57406 Littlehampton
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