

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 25 June 2015 09:55
To: Planning.Responses
Subject: RE: Planning Consultation on: AL/58/15/OUT

App No	AL/58/15/OUT
Address	Oldlands Farm Steyning Way Bersted PO22 9NW
Description of Works:	Outline planning application with all matters reserved for the development of the site to provide up to 20,453m ² of B2 General Industrial Floorspace together with warehousing & distribution floorspace

Bats

As detailed within the Ecological Appraisal (May 2015), the internal boundaries will be lost as a result of the scheme. We require a mitigation strategy is put together detailing a scheme of replacement planting and submitted to us for approval prior to determination. We require a minimum 1:1 replacement is incorporated with native woody species that are established to provide a commuting habitat prior to any hedgerow removal. The replacement links must be linked to the retained boundary habitats and a 8m buffer installed around this area. Along the railway boundary a 15m would be required.

Boundary trees at B6 and a mature oak at B7 have potential for roosting bats. Due to this and as recommend within the Ecological Appraisal (May 2015), further bat emergence surveys are required to determine if bats are roosting onsite prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for are approval with the planning application. If bats are found to be roosting within the trees mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application 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.

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.

Water voles

The Ecological Appraisal (May 2015), has demonstrated that the water voles are using the ditches on site. To protect the water voles we require that a mitigation strategy is created to ensure water voles are protected during the works. An updated survey should be included within this strategy. We require that the mitigation strategy is submitted for our approval prior to determination.

Reptiles

As detailed within the Ecological Appraisal (May 2015), further activity surveys for reptiles are required onsite. These surveys will need to be done during the active reptile season by a suitably qualified ecologist. This survey needs to be submitted with the planning application prior to determination. The mitigation strategy will

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 N Crowther who can be contacted on telephone number 01903737500 Ex 37839.

Regards
Planning Officer

consultee_email

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