

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 10 August 2015 13:52
To: Planning.Responses
Subject: FW: Oldlands Phase II - 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

Following the submission of the additional protected species report (attached) please find below my updated comments.

Bats

As detailed within the Additional Protected Species Report (July 2015), mitigation has been proposed for habitat retention and creation including buffer zones and 1.1 planting. We are happy with the proposals on page 34 and for these to be conditioned..

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

Additional mitigation will be required onsite and the creation of a new sett should be considered. The additional protected species report states that the details of this mitigation will be provided at reserve matters stage, but we require that this is submitted for this application to ensure that it is suitable. The application should also be aware that prior to start on site an updated badger survey should be undertaken.

Water voles

The Ecological Appraisal (May 2015), has demonstrated that water voles are using the ditches on site, however the Additional protected species report states that mitigation will be provided within the reserve matters application. Due to the protection water voles hold we require that this mitigation strategy is submitted for our approval prior to determination of this application to ensure mitigation is possible and suitable for the site.

Reptiles

The Additional protected species report has demonstrated that slow worms are onsite, however the report states that the mitigation will be provided within the reserve matters application. Due to the protection reptiles hold we require that this mitigation strategy is submitted for our approval prior to determination of this application to ensure mitigation is possible and suitable for the site.

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).

Kind Regards

Liz

Liz Rogers

Environment Officer
Health Protection and Environmental Management
Chichester District Council

<http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Mike Gibbs [REDACTED]
Sent: 30 July 2015 11:47
To: Liz Rogers
Subject: FW: Oldlands Phase II - AL/58/15/OUT

From: Mike Gibbs
Sent: 30 July 2015 10:44

[REDACTED]
Cc: Planning.Responses
Subject: FW: Oldlands Phase II - AL/58/15/OUT

Dear Consultee,

Please find attached an additional report in regard to this planning application.

Full details about the proposal and supporting evidence can be found at <http://www.arun.gov.uk/weekly-lists>

Your comments would be appreciated.

Regards,

From: Graham Beck [REDACTED]
Sent: 20 July 2015 09:23
To: Mike Gibbs
Cc: Neil Crowther
Subject: Oldlands Phase II - AL/58/15/OUT

Mike,

Please find attached the additional Protected Species Report which needs to be added to the current planning application.

Should you have any queries, please let me know.

Regards,

Graham Beck JP, MBA, LL.B. (Hons), BA (Hons), Dip. TP, MRTPI, MCMI
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