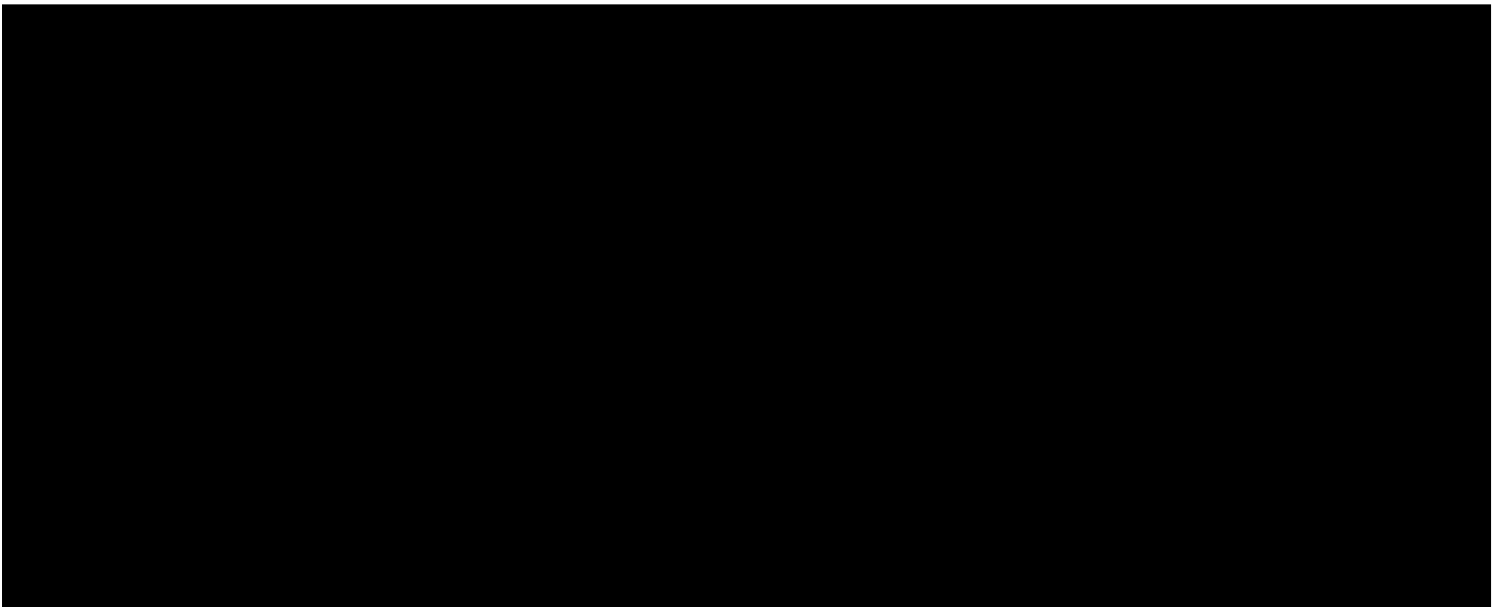




From: Liz Annalls [REDACTED]
Sent: 09 September 2019 15:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/72/19/PL

App No: AL/72/19/PL

Proposal: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU

Address: Demolition of existing buildings & erection of 10 No. houses, comprising 1x three bedroom detached, 6x three bedroom semi detached & 3x four bedroom detached houses with associated access & parking (resubmission following AL/118/18/OUT).

Bats

As detailed within section 5.2.2 of the Phase 1 Bat and Ecological Appraisal Report (Jan 2019) 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. In particular due to the lane to the north of the site by commuting barbastelle bats, no lighting can be used near to Oak Tree lane, and any lighting needed must be directional and facing away from this area.

We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

Reptiles

To ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile habitat does not develop onsite. If this is not possible then a precautionary approach should be taken within the site with regards to reptiles

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).

We would like a bird box to be installed on the new buildings and or tree within the garden of the property.

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
- 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 Annalls

Environment Officer
Environmental Protection
Chichester District Council

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



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 03 September 2019 09:06

To: Environmental Strategy

Subject: Planning Consultation on: AL/72/19/PL

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION NO: AL/72/19/PL

Registered: 2nd September
2019

Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU
Grid Reference: 494104 104244
Description of Works: Demolition of existing buildings & erection of 10 No. houses, comprising 1x three bedroom detached, 6x three bedroom semi detached & 3x four bedroom detached houses with associated access & parking (resubmission following AL/118/18/OUT).

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 03-OCT-19.

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 Raymond Cole who can be contacted on telephone number 01903 737598.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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