

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 23 August 2017 11:22
To: Planning.Responses
Subject: RE: Planning Consultation on: BE/102/17/OUT

App No: BE/102/17/OUT

Address: Salt Box Field Land Off Rowan Way Bersted PO22 9NW

Proposal: Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works. Departure from the Development Plan.

Bats

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 (5m) 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 at detailed within the survey, new hedgerow should be planted. Conditions should be used to ensure this.

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.

Reptiles

A precautionary approach should be taken within the site area with regards to reptiles. Site clearance should be conducted during the season reptiles are active with a staged clearance and the vegetation should be cut down to 10cm prior to any works taking place and then carefully cleared. Any dead wood, or rubble piles should be dismantled by hand and relocated.

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

Though water voles have not been found within ditches onsite during the 2017 surveys, there is high levels of water vole activity in the area so a precautionary approach should be undertaken. Due to the transient nature of water voles and the protection they hold we require that a 5m buffer is created around the ditch, with fencing used to ensure this area remains undisturbed. If works are required within the ditch area then an updated water vole survey will be required to ensure the water voles have not moved into the ditch. Planting within this area should be improved to benefit water voles.

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).

The Brook

Mitigation measures have been proposed within the Ecological Appraisal (Aug 2017) Section 6.1.3 to ensure that the Brook LNR adjacent to the site is not adversely affected from the works. A condition should be used to ensure these measures take place.

Enhancements

There are a number of enhancements we would want to see onsite including;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow
- 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

Kind Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

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



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

Sent: 16 August 2017 15:19

To: Environmental Strategy

Subject: Planning Consultation on: BE/102/17/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: **BE/102/17/OUT**

Registered: 15th August
2017

Site Address: Salt Box Field Land Off Rowan Way Bersted PO22 9NW

Grid Reference:

Description of Works: Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works. 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 14-SEP-17.

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 Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email

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

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