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Save the environment - think before you print.

From: Liz Annalls [REDACTED]
Sent: 15 December 2020 10:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/148/20/OUT

App No: BE/148/20/OUT
Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS
Description of Works: Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.

Bats

As detailed within the Ecological Assessment (Oct 2020) there are 5 mature trees onsite which support bat roosting potential. These trees must be retained and protected from disturbance. If this not possible then further bat surveys will be required on these trees.

The hedgerows and trees on site are used by many protected species 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 trees (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. Conditions should be used to ensure this. Further details for the protection of these areas will need to be included within a CEMP. This should involve the use of protective fencing or other methods appropriate to safeguard the root protection areas of retained trees / hedgerows.

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 through the provision of dark habitat orientated north-south direction and avoiding unnecessary artificial light spill through the use of directional light sources and shielding. We require that further details of the lighting scheme and dark corridors are provided as part of this application.

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. As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them. Further detailed relating to this will need to be included within the CEMP.

Dormice

The hedgerows and trees on site may be used by many protected species for nesting and foraging and will need to be retained and enhanced for dormice. This will include having a buffer strip around the hedgerows and trees (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. Conditions should be used to ensure this. Further details for the protection of these areas will need to be included within a CEMP. This should involve the use of protective fencing or other methods appropriate to safeguard the root protection areas of retained trees / hedgerows.

Reptiles

As detailed within the Ecological Assessment (Oct 2020) reptiles have been found onsite. Due to this mitigation is required. Unfortunately though some mitigation proposals have been included within the assessment we require that prior to determination a full mitigation strategy is submitted. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works.

Hedgehogs

Precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. Any brush piles, compost and debris piles on site must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats. Details of this will need to be included within the CEMP.

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 (within 24 hours of any work). Further safeguards for birds during construction should be included within the CEMP.

Policy ENV DM5 - Mitigation and enhancements

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. We are pleased to see in the inclusion of the following mitigation included into the site;

We are pleased to see in the inclusion of the following mitigation included into the site

- Grassland onsite retained
- Wildflower grassland created
- Creation of seasonal water bodies
- Retention and enhancement of ditches
- Species rich grassland and scrub areas planting
- Retention of hedgerows and trees
- long term management plan

We also require the following are incorporated into the scheme;

- Any trees removed should be replace at a ratio of 2:1
- Bat boxes integrated into at least 20% of properties across the site
- Bat boxes installed on trees within the green corridor areas
- Bird boxes installed on at least 20 of properties onsite
- Barn owl boxes installed onsite within a suitable location
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- hedgehog nesting boxes included across the site

We require that a mitigation and enhancement management strategy and plan is put together for the above detailing how all the above will be created, installed, managed and protected. We require that this is submitted as part of this application.

CEMP and LEMP

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

Recreational Disturbance

For this application we are satisfied that the HRA issue of recreational disturbance can be resolved as long as the applicant is willing to provide a contribution to the Bird Aware scheme, the standard HRA Screening Matrix and Appropriate Assessment Statement template can be used. The applicant has also provided further mitigation to mitigate disturbance including the following;

- open space and vegetation buffers
- new access to PROW
- doorstep recreation for walkers, dog walkers and cyclists
- information pack to residents

Natural England should be consulted regarding this mitigation and its suitability.

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: 14 December 2020 09:19

To: Environmental Strategy

Subject: Planning Consultation on: BE/148/20/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/148/20/OUT

Registered: 9th December 2020

Site Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Grid Reference: 491599 100730

Description of Works: Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 17th January 2021. 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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

James Cross

Planning Officer- Arun District Council

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PLCONSULT (CDB) 2020

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