

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 March 2019 08:49
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/37/19/PL

From: Liz Rogers [REDACTED]
Sent: 13 March 2019 15:36
To: Planning.Responses
Subject: RE: Planning Consultation on: BE/37/19/PL

App No: BE/37/19/PL

Address: Land west of New Barn Lane Bersted Bognor Regis

Proposal: Erection of 99 No. dwellings together with landscaping, open space & associated works.
Access to be taken from New Barn Lane (alternative scheme to BE/29/19/PL).

Bats

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.

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 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.

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).

Enhancements

There are a number of enhancements we would like to see onsite including some of the following;

- Any trees removed should be replace at a ratio of 2:1
- Wildlife pond

- 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 [REDACTED]
Sent: 12 March 2019 16:05
To: Environmental Strategy
Subject: Planning Consultation on: BE/37/19/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: BE/37/19/PL
Registered: 27th February
 2019
Site Address: Land west of New Barn Lane Bersted Bognor Regis
Grid Reference: 491571 101058
Description of Works: Erection of 99 No. dwellings together with landscaping, open space & associated works. Access to be taken from New Barn Lane (alternative scheme to BE/29/19/PL).

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 11-APR-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 Mr D Easton who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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