



From: Liz Rogers [REDACTED]
Sent: 09 May 2018 15:04
To: Planning.Responses
Subject: RE: Planning Consultation on: CM/13/18/OUT

App No: CM/13/18/OUT

Address: Land to West of Church Lane South of Horsemere Green Lane Clymping

Proposal: Outline application with some matters reserved for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 square metres net, a building for A1 use having a floor area of up to 530 sq. metres net, together with open space and ancillary works, including access points, car parking and drainage arrangements, with appearance, landscaping, layout; and scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/013 and 4724/005 Rev A are access proposals to be determined at this stage of the application. For the avoidance of doubt all other access detail within the site is to be determined as a reserved matter at a later stage. Resubmission following CM/1/17/OUT. Departure from the Development Plan.

Hedgerows

These areas should be retained and any gaps which need to be created within the tree lines and hedgerows should be kept to a minimum. Where gaps have to be made, enhancements should be made to reduce the impact on the tree / hedge line for commuting and foraging bats. This could be done through directional lighting away from the vegetation and using the surrounding trees to create a continuous canopy over the road.

Long term management of the hedgerow and trees will be required. Full details on how these areas will be managed during the construction phase and post construction need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) which should be submitted as part of the reserve matters application.

Bats

All linear features are important for connectivity across the landscape and should be protected and enhanced as part of the proposals. Habitats should be improved through supplementary planting and the creation of new habitats on site through the additional of bat boxes, details of this should be provided at reserve matters stage within the LEMP.

The mature trees and hedgerows should be retained as part of the proposals and the areas should be enhanced with new tree lines and hedgerows. This includes the southern and western boundaries of the site. Currently none of

the trees which have been identified as having bat roosting potential are due to be removed. However if this changes then bat emergence surveys will be required on these trees

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.

Great Crested Newts

Following the surveys undertaken on the site and surrounding ponds (where feasible) there is evidence that GCN are within the ponds close to the site, though due to physical barriers it is unlikely the GCNs are using the terrestrial habitat onsite. We are happy that the mitigation proposed within the Great Crested Newt Survey Report (June 2016) is suitable and can be conditioned.

Reptiles

It has been assumed that reptiles are onsite within the northern boundary and due to this habitat manipulation has been proposed as suitable mitigation. Unfortunately because on further reptile surveys have been undertaken we do not know the size of the reptile population on site, so we need to assume there is either a good population and extensive mitigation is required or reptile activity surveys need to be undertaken. We require that either an extensive mitigation strategy or further activity survey reports are submitted to us to review prior to determination.

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).

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.

If there are any deep pits or holes onsite during the works there should be a secured plank within them to allow a means of escape of any animals.

Enhancements

There are a number of enhancements that are detailed within the surveys that we require onsite including;

- Bat and bird boxes installed onsite
- Bat bricks and tiles incorporated into building design
- Woodland areas should be enhanced
- Planted hedges used to create property boundaries rather than the use of fencing.
- Any trees removed should be replaced at a ratio of 2:1
- Wildlife pond - should be planted with plants that enhance invertebrate species and increase the food source for bats.
- Wildflower meadow
- Filling any gaps in tree lines or hedgerows with native species
- Planting of fruit trees within gardens and on open space.
- Grassland areas managed to benefit reptiles.

Full details of these should be provided within the LEMP as part of a reserve matters application.

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: 04 May 2018 12:19

To: Environmental Strategy

Subject: Planning Consultation on: CM/13/18/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: CM/13/18/OUT

Registered: 2nd May
2018

Site Address: Land to West of Church Lane South of Horsemere Green Lane
Clymping

Grid Reference: 500026 101999

Description of Works: Outline application with some matters reserved for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 square metres net, a building for A1 use having a floor area of up to 530 sq. metres net, together with open space and ancillary works, including access points, car parking and drainage arrangements, with appearance, landscaping, layout; and scale wholly reserved for subsequent approval. The access

detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/013 and 4724/005 Rev A are access proposals to be determined at this stage of the application. For the avoidance of doubt all other access detail within the site is to be determined as a reserved matter at a later stage. Resubmission following CM/1/17/OUT. 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 07-JUN-18.

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 Claire Potts who can be contacted on telephone number 01903 737698.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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