[redacted]

From: Stephanie Evans [redacted]
Sent: 24 January 2017 12:53
To: Planning.Responses; Claire Potts
Subject: RE: Planning Consultation on: CM/1/17/OUT

Dear Claire

Comments are provided regarding the ecological implications of the above planning application for outline permission at Land West of Church Lane Climping.

Prior to work commencing on site or at Reserved Matters, an Ecological Management/Mitigation Plan including a Schedule of Works will need to be submitted for approval and should be conditioned should outline permission be granted for the site.

This plan should clearly indicate the proposed timings of any works and should include/demonstrate the following:

- That the clearance of any trees or scrub will be undertaken between September and February to avoid impacts on breeding birds. Otherwise an ecologist will be required to check the vegetation for active nests and signs of breeding bird activity and an exclusion zone will need to be set up should any nests be discovered;
- Two- phased cutting of grassland along site boundaries to deter reptiles and amphibians;
- Retention of the woodland areas within the masterplan except for access;
- Planting of additional tress within the less diverse woodland in the west and planting shrub species within the woodland to create a more diverse understorey;
- Compensatory tree planting for the loss of trees due to the new road layout, comprising three discrete areas of new planting within the south-east of the site, to the east and the west of the new section of road (Church Lane);
- Compensatory boundary habitat planting;
- Bird boxes and bat boxes incorporated within the new structures and on suitable trees;
- Creation of at least three wildlife ponds;
- Log piles to be created around the site boundaries;
- A lighting scheme will which is sensitive to bats and minimises the lighting of the woodland along southern and western boundaries;
- Details of changes to the current masterplan, highlighting any further trees to be removed which have the potential to support bats. These will need to be surveyed through climbed tree inspections;
- Boundaries features to measure at least 5m in width for the majority of the site to allow for commuting badgers;
- During the construction phase, minimise disturbance of badgers by undertaking the following (section 4.14 of Bat & Badger Survey Report);
  - Tool box talk by ecologist;
  - Safe storage of materials;
  - Cover of trenches;
  - Protect water sources from contamination and damage;
  - Ensure felled trees do not block access routes;

ARUN DISTRICT COUNCIL CM/1/17/OUT

An updated habitat survey should be undertaken if more than 12 months have elapsed between the survey and the point at which any development decisions have been made at the site.

Kind regards

Stephanie

Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council

[redacted]

http://www.chichester.gov.uk

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 16 January 2017 10:18
To: Environmental Strategy
Subject: Planning Consultation on: CM/1/17/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:	**CM/1/17/OUT**
Registered:	16th January 2017
Site Address:	Land West of Church Lane & South of Horsemere Green Lane Climping
Grid Reference:	500026 101999
Description of Works:	Outline application with all matters reserved for the erection of up to 300 dwellings & ancillary development comprising open space, a building within use class D1 of up to 875 sqm net, a building for A1 use having a floor area of up to 530 sqm , together with open space & ancillary works, including car parking & drainage arrangements. This application is a Departure from the Development Plan & affects the setting of Listed Buildings.

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 16-FEB-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 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

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
****

LEGAL DISCLAIMER

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the

author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

If you have received this e-mail in error please notify the Chichester District Council administrator.

E-mail or phone 44 (0) 1243 785166
Mail-Admin@chichester.gov.uk