

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 August 2018 09:55
To: Planning Scanning
Subject: FW: Planning Consultation on: EG/42/18/OUT

From: Liz Rogers [REDACTED]
Sent: 06 August 2018 12:21
To: Planning.Responses
Subject: RE: Planning Consultation on: EG/42/18/OUT

App No: EG/42/18/OUT

Address: Land at Boweries Barnham Road Eastergate PO20 3RT

Proposal: Outline application with all matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan.

Bats

As detailed within the Preliminary Ecological Appraisal Survey (March 2018) there is potential for bats to be roosting within the buildings on site. Due to this and as recommend within the survey further bat emergence surveys are required to determine if bats are roosting onsite prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for our approval with the planning application.. If bats are found to be roosting within the building mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

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

Due to the current condition of the site and the information provided with the Preliminary Ecological Appraisal Survey (March 2018) there is potential for reptiles to be onsite. Due to the protection reptiles hold the applicant will need to have reptile activity surveys undertaken by a suitably qualified and submitted with the planning application prior to determination. If reptiles are found to be present onsite then a mitigation strategy will also need to be written and will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works.

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).

Kind Regards

Liz

 **Liz Rogers**
Environment Officer
Environment
Chichester District Council

[Redacted]

From: planning.responses [Redacted]
Sent: 23 July 2018 11:20
To: Environmental Strategy
Subject: Planning Consultation on: EG/42/18/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: EG/42/18/OUT

Registered: 20th July
2018

Site Address: Land at Boweries Barnham Road Eastergate PO20 3RT

Grid Reference: 495055 105138

Description of Works: Outline application with all matters reserved for the erection of
28 No. dwellings, access, landscaping & associated works.
This application is a 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 23-AUG-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 Michael Eastham 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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