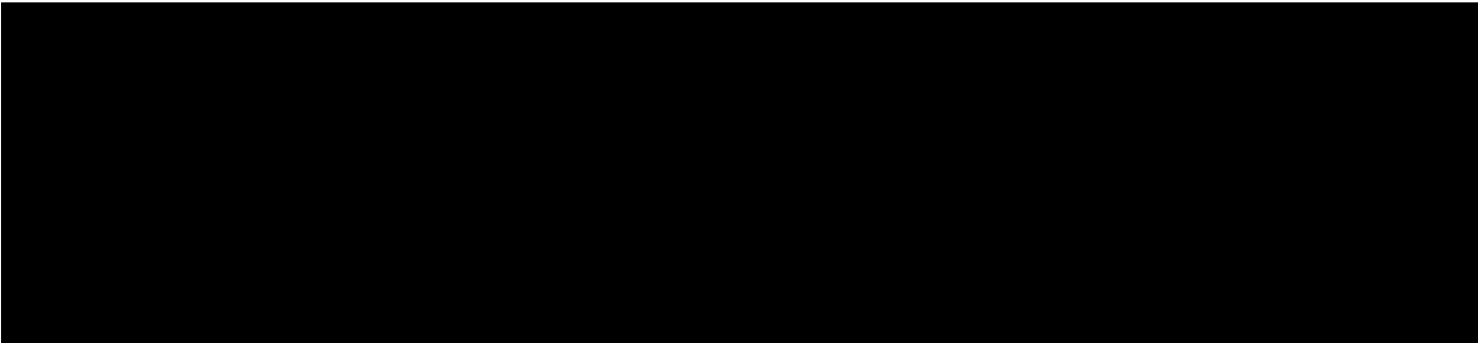




From: Liz Rogers [REDACTED]
Sent: 03 April 2019 11:07
To: Planning.Responses
Subject: RE: Planning Consultation on: FP/64/19/PL

App No: FP/64/19/PL

Address: Mow Cottage Worms Lane Felpham

Proposal: Replace burnt down cottage with a similar sized single storey property - This is a Departure from the Development Plan

Great Crested Newts

As detailed within the Ecological Appraisal (Dec 2018) there is suitable terrestrial habitat for Great Crested Newts (GCNs) onsite and following an HSI assessment the site has been scored as having 'good' suitability for GCN. Due to this and as detailed within the Ecological Appraisal further surveys are required for GCN. These surveys will need to take place between April– June following Natural England's guidance. If GCN are found to be present onsite then a mitigation strategy will also be required. The further survey reports and any subsequent mitigation will need to be submitted as part of the planning application prior to determination. The applicant should be aware that if GCN are present, then a license from Natural England will be required for the works.

Bats

Due to the potential for roosting bats within the trees onsite, no works can take place to the trees and protection zones will need to be placed around these trees. Current plans show no works to the trees onsite, however if this changes then emergence surveys for bats would be required, and these survey reports and any subsequent mitigation strategies would need to submit to us as part of the planning application prior to determination.

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.

Dormice

The hedgerows and scrub on site are suitable for dormice and must be retained and protected from harm. This will include having a buffer strip around the hedgerow and scrub (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. If this is not possible dormice surveys will be required on these areas and these survey reports and any subsequent mitigation strategies would need to submit to us as part of the planning application prior to determination.

Water Voles

Due to the potential for dormice to be within the ditch adjacent to the site no works can take place within this ditch or vicinity and a 5m buffer should be set up from the ditch bank and fencing used during the construction period to ensure this area remains undisturbed. If this is not possible then further survey work for dormice will be required. These survey reports and any subsequent mitigation strategies would need to submit to us as part of the planning application prior to determination.

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 will require onsite including;

- Wildlife pond
- Wildflower meadow planting used
- 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.
- Solitary bee provision onsite (bee bricks)
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site

Kind Regards

Liz



Liz Rogers
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: 28 March 2019 13:22

To: Environmental Strategy

Subject: Planning Consultation on: FP/64/19/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: FP/64/19/PL

Registered: 27th March
2019

Site Address: Mow Cottage Worms Lane Felpham

Grid Reference: 496607 101164

Description of Works: Replace burnt down cottage with a similar sized single storey property - This 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 04-MAY-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 S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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