

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 23 June 2015 10:51
To: Planning.Responses
Subject: RE: Planning Consultation on: F/7/15/OUT

APPLICATION NO: F/7/15/OUT

Registered: 30th April 2015

Site Address: Land south of Burndell Road Yapton BN18 0HR

Grid Reference: 498552 102892

Description of Works: Outline application for residential development comprising 45 dwellings. Formation of access onto Road (Resubmission following F/9/14/PL) - This application also lies within the parish of Yapton. The application is a Departure from the Development Plan.

Reptiles

Due to the current condition of the site, and as detailed within the phase one habitat survey (Jan 2015) there is potential for reptiles within the site. Due to the protection reptiles hold we require that a reptile activity survey is undertaken by a suitably qualified ecologist and submitted with the planning application prior to determination. If reptiles are onsite then a mitigation strategy will need to be produced and include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works. This will also need to be provided prior to determination.

Great Crested Newts (GCN)

As detailed within the Phase One Habitat Survey (January 2015) due to the location of a pond to the site, there is potential terrestrial habitat for GCNs. A Habitat suitability Index should be carried out on the pond adjacent to the site in order to ascertain the likely presence of GCNs. If there are GCN within the pond then further surveys will be required on the terrestrial habitat on site. The Habitat Suitability Index will need to be undertaken by a suitably qualified ecologist and the results submitted prior to determination. If GCN are present the further survey work and a mitigation strategy (if required) will also need to be submitted prior to determination.

Bats

There is potential for roosting bats within the ivy clad trees and ash trees onsite. Can the applicant please confirm that these trees will remain undisturbed. If any works are proposed to these trees then bat emergence surveys will be required to determine if bats are roosting within the trees prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for 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.

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

Health Protection and Environmental Management

Chichester District Council

 <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 15 June 2015 09:18

To: Environmental Strategy

Subject: Planning Consultation on: F/7/15/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: F/7/15/OUT

Registered: 30th April
2015

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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 25-JUN-15.

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 Dan McEwan who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email

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