



From: Jennifer Pollitt [REDACTED]
Sent: 15 February 2022 11:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/417/21/OUT

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Dear Michael,

Please see below our comments in relation to this application.

Bats

We will require a phase II survey of the site to understand how the site is being used by bat species. This should be submitted as part of the reserve matters application.

As per the Environmental Impact Assessment (Dec 2021) the trees with roosting potential and hedgerows/boundary vegetation on site will need to be retained. This will include having a buffer strip around the trees and 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 for commuting and foraging bats. 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. Details of the lighting scheme should be submitted as part of the reserve matters application.

Guidance outlined in the new Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust "Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series publication should be adopted into the site plans

(http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting).

Reptiles and Amphibians

The mitigation proposed in the EIA (Dec 2021) is suitable. A condition should be used to ensure this.

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. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut.

If a great crested newt is found, all works must immediately stop and Natural England consulted.

Dormice

The marginal vegetation to the north and north-west should be retained and protected as recommended above under the 'Bats' section. This will ensure dormice are undisturbed by the proposals.

Badgers

The mitigation detailed in the EIA is sufficient to ensure no badgers are harmed by the proposals.

During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species. Any hazardous chemicals need to be suitably stored away so animals cannot access them.

Conditions must be used to ensure the above.

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 (within 24 hours of any work).

Enhancements

The proposed enhancements should be incorporated within the scheme and shown with the landscaping strategy and submitted to use for our approval as part of a reserve matters application.

CEMP and LEMP

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

Kind Regards,

Jen

Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

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

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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 13 January 2022 07:38

To: Environmental Strategy

Subject: Planning Consultation on: LU/417/21/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: LU/417/21/OUT

Registered: 12th January 2022

Site Address: Land north of Toddington Lane (adjacent to Lyminster Bypass) Hampton Park
Littlehampton BN17 7PP

Grid Reference: 503093 104097

Description of Works: Outline application with some matters reserved (except access) for the erection of up to 71 No dwellings.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 17th February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (005) 2020

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