

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 January 2020 08:48
To: Planning Scanning
Subject: FW: Planning Consultation on: P/116/19/OUT

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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Save the environment - think before you print.

From: Liz Annalls
Sent: 29 January 2020 14:19
To: Planning.Responses
Subject: RE: Planning Consultation on: P/116/19/OUT

App No: P/116/19/OUT

Address: Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE

Proposal: Outline application with all matters reserved for the erection of 4 No. semi- detached 3-bedroom houses & 2 No. detached 4-bedroom houses with associated access, parking & gardens. This application is a Departure from the Development Plan.

Bats

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.

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) 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.

Water voles

Due to the presence of water voles within the surrounding area and the lack of survey work since 2016 in the ditch onsite no works can take place within this ditch or area 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 any works need to take place in this area, then a full mitigation strategy for water voles will be required.

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).

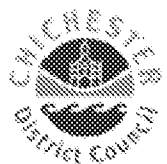
Biodiversity net gain

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. Though some biodiversity enhancements have been recommended within the EIA (Dec 2019) further information needs to be required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

- Any trees removed should be replaced at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council



From: [Redacted]
Sent: 16 January 2020 11:34
To: Environmental Strategy
Subject: Planning Consultation on: P/116/19/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: P/116/19/OUT

Registered: 16th January
2020

Site Address: Land adjacent to Sefter School House Sefter Road Bognor
Regis PO21 3EE

Grid Reference: 489800 99390

Description of Works: Outline application with all matters reserved for the erection of
4 No. semi- detached 3-bedroom houses & 2 No. detached 4-
bedroom houses with associated access, parking & gardens.
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 20-FEB-20.**

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 David Spring 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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