



From: Liz Rogers [REDACTED]
Sent: 10 April 2019 10:13
To: Planning.Responses
Subject: RE: Planning Consultation on: P/30/19/OUT

App No: P/30/19/OUT

Address: Land north of Hook Lane Pagham

Proposal: Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building & is a Departure from the Development Plan (resubmission following P/6/17/OUT).

Habitat Regulations Assessment

Due to the scale of the site and its location to Pagham Harbour SPA we require that a Habitat Regulations Assessment is undertaken for the site.

Water voles

Phase one surveys onsite have demonstrated that water voles are using ditches within the proposed site. However the Ecological Appraisal by FPCR (2017) has stated that more surveys need to be undertaken closer to the time of construction to help assess the population dynamics, however we require that these survey are undertaken prior to determination. Due to the size of site specific Natural England licence will be required and though two methods have been proposed we require that full details of the chosen methodology are provided so we are able to ensure the mitigation would be suitable for the site. We would not recommend that these further surveys are conditioned as depending on the findings, the site layout may need to change to accommodate the requirements of the mitigation strategy.

Bats

On site six species of bats have been recorded with the highest levels being around the north and western extent along hedgerows H1, H2, H3, H4, with minor recordings along the central drainage ditch and the eastern boundary.

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. No hedgerow can be removed or disturbed from hedgerows H1, H2 and H3, and due to the loss of small areas of hedgerow proposed within H4, an additional minimum 20 metres of hedgerow planting must be undertaken. 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. No lighting must be used within the buffer zones and GI areas, and 'hop overs' should also be included adjacent to any hedgerow gaps greater than 7m wide to allow continued echolocation across the break.

Bat boxes should be installed on the retained trees and incorporated into the new buildings.

Reptiles

The reptile survey has shown that there is a moderate population of reptile's onsite. Due to this mitigation has been proposed within Ecological Appraisal by FPCR (2017) and we are happy that the proposed mitigation is suitable and this can be conditioned. The applicant should note that no works can commence until the reptile translocation has taken place.

Further details of the reptile mitigation should be included within a Construction and Environmental Management Plan (CEMP) and a condition should be used to ensure this takes place.

Badgers

Prior to start on site an updated badger survey (if this is more than 12 months from the previous survey) should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced

If there are any deep pits or holes onsite during the works there should be a secured plank within them to allow a means of escape of any animals.

Nesting Birds

Due to the location of the site to Pagham Harbour, the majority of the features suitable for nesting birds should be retained and enhanced.

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).

The retained hedgerows and other nesting habitat should be buffered with heras fencing during construction to protect it from damage or disturbance.

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: 02 April 2019 09:49
To: Environmental Strategy
Subject: Planning Consultation on: P/30/19/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/30/19/OUT

Registered: 2nd April
2019

Site Address: Land north of Hook Lane Pagham

Grid Reference: 489562 99199

Description of Works: Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building & is a Departure from the Development Plan (resubmission following P/6/17/OUT).

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 D Easton who can be contacted on telephone number 01903 737619.

Regards

consultee_email

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

DX 57406 Littlehampton

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