

[REDACTED]

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**From:** Liz Rogers [REDACTED]  
**Sent:** 25 August 2015 10:57  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: P/58/15/OUT

**APPLICATION NO:** P/58/15/OUT  
**Site Address:** Land at Summer Lane Pagham PO21 4NG  
**Description of Works:** Outline application with some matters reserved for the erection of 90 No. dwellings with associated open space. This is a Departure from the Development Plan.

#### **Bats**

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 as 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.

#### **Water Voles**

The water vole surveys have shown that there is a moderate population of water voles onsite within ditch boundary 7 and 8. Due to this mitigation has been proposed within the Ecological Assessment April 2015 and we are happy that the proposed mitigation is suitable and for this can be conditioned. We require that prior to start on site the full mitigation method statement is submitted to us for approval and condition can be used to ensure this takes place.

#### **Reptiles**

The reptile survey has shown that there is a moderate populations of reptiles onsite. Due to this mitigation has been proposed within Ecological Assessment April 2015 and we are happy that the proposed mitigation is suitable and this can be conditioned. We require that prior to start on site the full mitigation method statement is submitted to us for approval and condition can be used to ensure this takes place.

#### **Badgers**

Prior to start on site a badger 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

#### **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 1<sup>st</sup> March – 1<sup>st</sup> 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**

We require that a number of enhancements are incorporated into the proposals including

- Bats and bird boxes
- Use of bat bricks and tiles
- Wildflower seed mix used
- Native species used within the landscaping design
- Wildlife pond
- Installation of log pile

#### **Recreational Disturbance**

Chichester District Council have identified that net new dwellings within a 5km zone of influence around the Pagham Harbour SPA boundary will increase the number of visitors to the SPA. Natural England have advised both Arun and Chichester DCs that increased visitor numbers *in combination* with all other developments in the zones of influence in the two districts will have a likely significant effect on the SPA unless there is a strategic scheme of avoidance/mitigation measures.

The two councils, together with the RSPB, have been developing a joint strategic scheme of avoidance and mitigation measures along the lines of that which exists for the Solent Maritime SAC. This will involve a jointly agreed uniform level of developer contribution in the two zones of influence, set at a level to fund the measures in-perpetuity. A colleague has been dealing with these negotiations, however is on leave until next week, and this will need to be discussed with him to ensure there are no updates on the situation. Once he is back in the office we will be able to update you on the contribution required.

Kind regards

Liz

#### **Liz Rogers**

Environment Officer  
Health Protection and Environmental Management  
Chichester District Council

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

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [mailto:[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)]  
**Sent:** 13 August 2015 14:48  
**To:** Environmental Strategy  
**Subject:** Planning Consultation on: P/58/15/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:** P/58/15/OUT

**Registered:** 6th July  
2015

**Site Address:** Land at Summer Lane Pagham PO21 4NG

**Grid Reference:** 488938 98544

**Description of Works:** Outline application with some matters reserved for the erection of 90 No. dwellings with associated access & open space. This is a Departure from the Development Plan.

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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 27-AUG-15.**

You can also monitor the progress of this application through the Council web site: [www.arun.gov.uk/planning](http://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

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