

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 July 2019 08:59
To: Planning Scanning
Subject: FW: Planning Consultation on: P/58/19/PL

From: Liz Annalls [REDACTED]
Sent: 17 July 2019 14:32
To: Planning.Responses [REDACTED]
Subject: RE: Planning Consultation on: P/58/19/PL

App No P/58/19/PL

Address: Rear of Inglenook Hotel 253-255 Pagham Road Pagham PO21 3QB

Proposal: Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building.

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.

Reptiles

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively towards the retained habitats to the west of the site.

Badgers

Prior to start on site an updated 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 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).

Enhancements

We would like to see a number of enhancements incorporated within the scheme including;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Creation of boundary tree lines and hedgerows using native species
- Bat and bird boxes installed on the site

- 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

Recreational Disturbance

For this application we are satisfied that the only HRA issue is recreational disturbance and as long as the applicant is willing to provide a contribution to the Bird Aware scheme, the standard HRA Screening Matrix and Appropriate Assessment Statement template can be used.

Kind regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council



From: [planning.responses@chichester.gov.uk](#)
Sent: 11 July 2019 10:06
To: Environmental Strategy
Subject: Planning Consultation on: P/58/19/PL

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL Town & Country Planning Act 1990 (as amended) Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission Planning Permission

APPLICATION NO: P/58/19/PL

Registered: 8th July
2019

Site Address: Rear of Inglenook Hotel 253-255 Pagham Road Pagham
PO21 3QB

Grid Reference: 489198 98678

Description of Works: Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building.

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 15-AUG-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 S Davis 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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