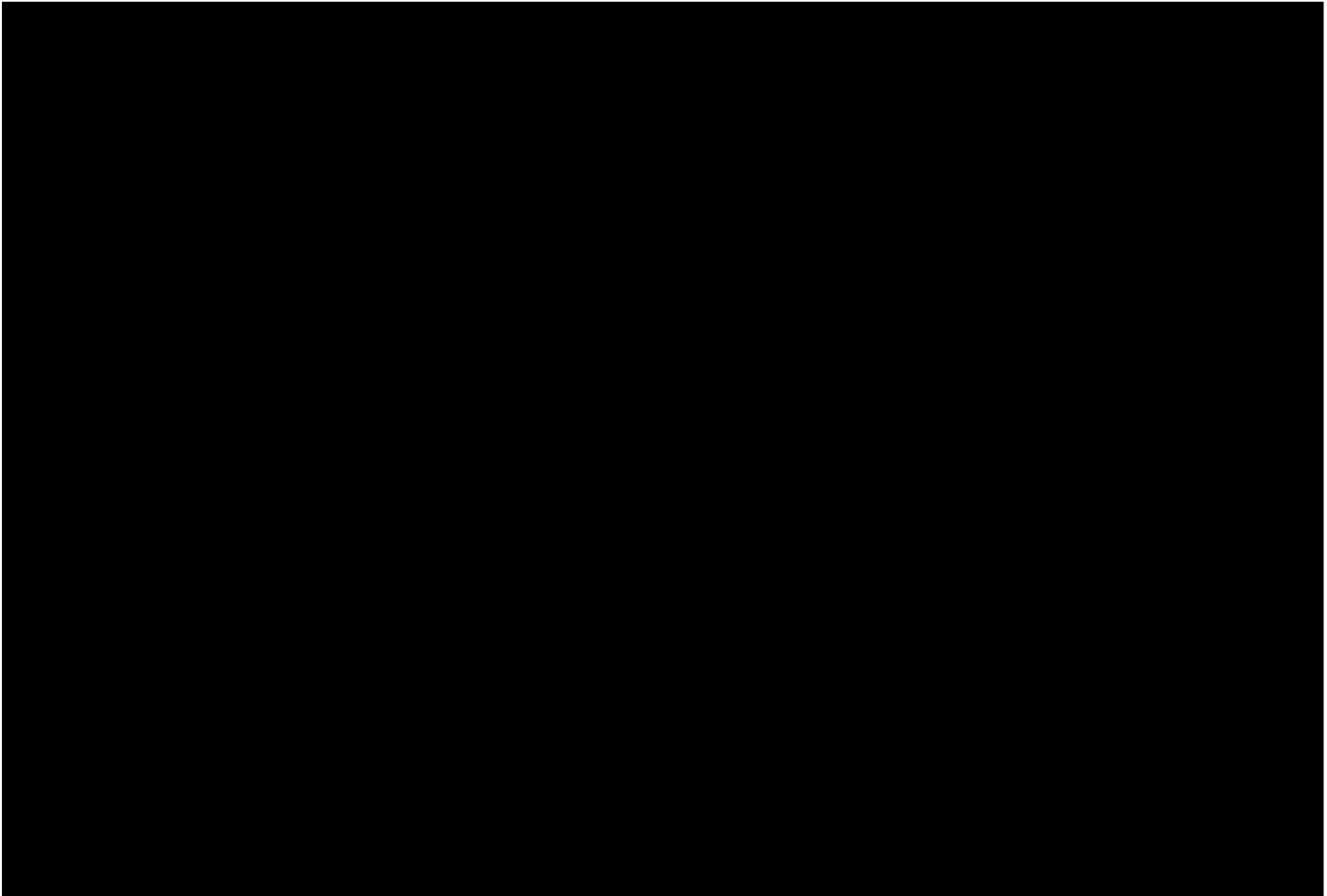




---

**From:** Jennifer Pollitt [REDACTED]  
**Sent:** 09 February 2022 15:28  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: WA/127/21/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Michael,

Please see my comments in relation to this case.

**App: WA/127/21/OUT**

**Proposal:** Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

**Address:** Land west of Tye Lane Walberton

**Ecology**

*Bats*

Whilst the number and size of the proposed dark corridors are a welcome addition to the bat mitigation scheme, we are concerned that a critical part of the foraging and commuting network has been missed. The static bat detector surveys identify that 'Location 1' (north-west margins of field 1) in the Phase II Ecological Survey report as having the highest levels of bat activity on the site, which includes light sensitive species such as barbastelles (Annexe II) and Myotis Sp. However, there is no dark corridor here.

The layout at this stage is only indicative and it might be that gardens are proposed to back on to this area and form the 'dark corridor'. However, it is our experience that once a development is occupied garden security and even Christmas lights are installed in an uncontrolled manner and so additional lighting levels must be considered as an inevitable consequence intrinsic to a development.

The landscaping and layout plans should be updated to include a dark corridor in the north west corner of 'Field 1' and submitted for our approval as part of this application. Fencing must be used to ensure gardens do not encroach the dark corridors.

Otherwise, the Enhancements (Section 4.4) and Mitigation (Section 4.5) detailed in the Ecology Mitigation and Enhancement Report (Sept 2020) are suitable.

#### *Dormice*

The proposed methodology for the EPS license required for the removal of a small section of hedgerow for access is suitable. However, there is potential for adverse effects to dormice once the proposed development is occupied. Prior to the determination of the application, we require a dormouse mitigation strategy to be submitted for approval. This should consider the impacts of predation from pets once the proposed development is occupied.

#### *Reptiles*

The proposed reptile mitigation and receptor site detailed in the Ecology Mitigation and Enhancement Report (Sept 2020) is suitable. To ensure that suitable habitat has established prior to the commencement of the reptile translocation, these receptor areas must be excluded from cutting or grazing to ensure the sward height is at least 20cm in height and all proposed hibernacula have been constructed prior to the commencement of the translocation.

#### *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 (within 24 hours of any work).

The enhancements proposed in Section 4.6 of the Ecology Mitigation and Enhancement Report (Sept 2020) are suitable for the site.

#### *Hedgehogs*

The enhancements proposed in Section 4.7 of the Ecology Mitigation and Enhancement Report (Sept 2020) are suitable for the site.

The site will need to be searched carefully before works begin. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

#### *Habitat Enhancements*

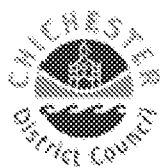
The proposed habitat enhancements are suitable but should be updated to reflect improvements to bat and dormouse mitigation and shown on the landscaping plans.

#### **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

---

**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>

**Sent:** 10 January 2022 13:49

**To:** Environmental Strategy [REDACTED]

**Subject:** Planning Consultation on: WA/127/21/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:** WA/127/21/OUT

**Registered:** 21st December 2021

**Site Address:** Land west of Tye Lane Walberton

**Grid Reference:** 496879 106315

**Description of Works:** Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character

& appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

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 10th 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](mailto:michael.eastham@arun.gov.uk)

PLCONSULT (ODS) 2020

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

---

## LEGAL DISCLAIMER

Communications on or through Chichester District Council's computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.