

From: Jennifer Pollitt [REDACTED]
Sent: 16 February 2022 13:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/2/22/OUT

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Dear Anita,

Please see below our comments in relation to this application.

Bats

Trees

The trees that are scheduled for removal should be surveyed for bat roosts. If a bat roost is identified or a tree has bat roost potential then further surveys undertaken by a suitably trained ecologist would be required.

Foraging and Commuting Habitat

Records from the SxBRC confirm the presence of rare (Annexe II) and light sensitive species close by. We require surveys to be completed as per the PEA (Jan 2021) by a suitably qualified ecologist during the active breeding period (May – September). These surveys must be submitted for our approval prior to the determination of the outline application. The reason for this is the woodland may provide a vital corridor for rare bat species and it important to understand bats are using the woodland and marginal vegetation before this habitat is removed.

Badgers

During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species. Any hazardous chemicals need to be suitably stored away so animals cannot access them.

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 and done with a two phased cut.

Great Crested Newts

Great crested newts were confirmed as being present in the pond on the southern boundary of the site. As per the PEA (Jan 2021), a full suite of surveys population are required to be undertaken by a suitably trained ecologist. The results of these surveys along with a detailed mitigation strategy should be submitted prior to the determination of the outline application.

Dormice

As per the PEA (Jan 2021), a nesting tube survey should be undertaken as per best practice guidelines (Bright *et al* 2006) and by a suitably trained ecologist. The results of these surveys along with a mitigation strategy should be submitted prior to the determination of this outline application.

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).

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

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

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East Pallant House opening hours: 9am-4pm Monday to Friday



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 20 January 2022 10:19

To: Environmental Strategy [REDACTED]

Subject: Planning Consultation on: WA/2/22/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/2/22/OUT

Registered: 13th January 2022

Site Address: Land West Of Yapton Lane Walberton

Grid Reference: 497582 105586

Description of Works: Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental/doctors' surgery (Use Class E (e)). This application may affect the setting of a listed building & may affect the Walberton Village Conservation Area.

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 24th 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (QOB) 2020

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

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