

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 12 July 2017 11:01
To: Planning.Responses
Subject: RE: Planning Consultation on: WA/44/17/OUT

App No: WA/44/17/OUT

Site Address: Land East of Tye Lane Walberton

Description of Works: Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area.

Bats

It has been identified that there is low potential for bats within a number of trees onsite, however no further emergence surveys have been undertaken. One tree is due to be removed, and though mitigation has been proposed for the removal of this tree without further survey work taking place we are unable to determine whether a Natural England Protected Species Licence would be required for the works. We require that prior to determination emergence surveys are undertaken on any trees due to be removed and if bats are present a full mitigation strategy produced and submitted prior to determination.

All other trees should have a buffer surrounding them and fencing should be used to ensure these do not get disturbed.

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, new hedgerow should be planted. Conditions should be used to ensure this.

We require that bat boxes are installed onsite to provide roosting opportunities for 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

The site boundaries have potential for reptiles and should be retained and enhanced. Currently no activity surveys for reptiles have been undertaken so we are unable to determine if reptiles are present within the areas of the site which are due to be removed due for infrastructure requirements. Due to the proposed removal of boundary features and the protection reptiles hold the applicant will need to either have a reptile activity surveys undertaken by a suitably qualified ecologist or assume reptiles are onsite and have a mitigation strategy for reptiles produced and submitted with the planning application prior to determination. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works

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.

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 for any animals. No impenetrable fencing should be used onsite, so animals are still able to move through the development and not become trapped.

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).

Bird boxes should be installed onsite for a variety of bird species.

Management plans

We require that a condition is put include to ensure that at reserve matters stage a Construction Environmental Management Plan (CEMP) is submitted and include further details regarding the mitigation for bats and reptiles onsite.

Secondly we require that a condition is put in place to ensure that at reserve matters stage a Landscape and Management Plan (LEMP) is submitted as part of the application and detail the ongoing management and aftercare of the site once construction is complete

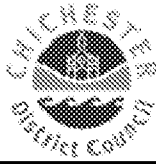
Enhancements

Due to the site of the site we require that full package of enhancement is produced for the site and must include

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- Barn owl boxes

Kind Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

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



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

Sent: 06 July 2017 12:04

To: Environmental Strategy

Subject: Planning Consultation on: WA/44/17/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/44/17/OUT

Registered: 21st June
2017

Site Address: Land East of Tye Lane Walberton

Grid Reference: 497381 106218

Description of Works: Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area.

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 10-AUG-17.

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 Claire Potts who can be contacted on telephone number 01903 737698.

Regards
Planning Officer

consultee_email

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

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DX 57406 Littlehampton

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