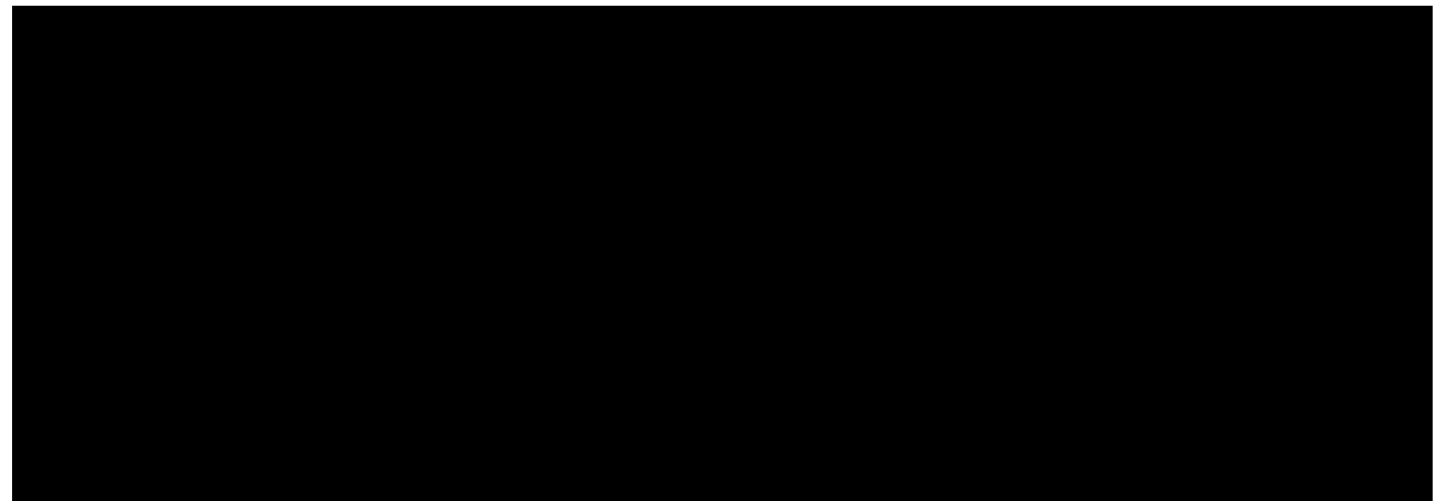
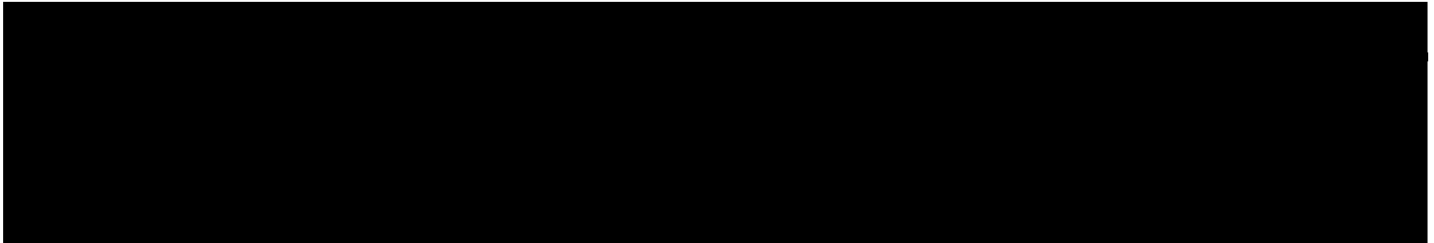




From: Liz Annalls [REDACTED]
Sent: 19 October 2020 10:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/50/20/RES

Application No: WA/50/20/RES
Site Address: Former Lanes End House West Walberton Lane Walberton BN18 0QS
Description of Works: Approval of reserved matters following outline consent WA/26/18/OUT for appearance, landscaping, layout & scale for the demolition of 1 No. dwelling & the erection of 6 No. dwellings (resubmission following WA/7/19/RES).

Bats

We have a number of concerns relating to the mitigation proposed for bats within the Supplementary Bat Survey (Aug 2020). Firstly we are concerned that the works can take place in the summer months as we feel these months should be avoided. Also there is no mention of any temporary roosting sites being installed prior to any works taking place to provide suitable alternative accommodation for bats until the new bat roosting features are installed into the new buildings. Please can this mitigation report be updated to reflect the above as currently we do not feel that it would be suitable for a Natural England Protected Species License.

Dormice

As detailed within the Supplementary Hazel Dormouse Survey interim Report (Aug 2020) at present the dormouse boxes have only been checked twice within a 1 month prior (boxes checked on the 28th July and 12th August 2020 –

15 days apart). As detailed within NE guidance this is not sufficient to be able to determine if dormice are present onsite. We require that the full dormice surveys are completed and only then can a dormice survey report be submitted with suitable mitigation depending on findings. We require that this completed survey and report plus any mitigation is submitted prior to determination.

Please can further information be provided on the ecologist who undertook the bat survey including their name and their experience? We require that any ecological surveys submitted is undertaken by a suitably qualified ecologist who is a member of the CIEEM, please can we have confirmation regarding this.

Reptiles

As detailed within the Preliminary Ecological Appraisal (Jan 2020) a reptile and amphibian mitigation strategy is required for this site. We require that this document is submitted as part of this application prior to determination.

Nesting Birds

We are satisfied that the mitigation proposed within the Preliminary Ecological Appraisal (Jan 2020) for nesting birds is suitable and a condition should be used to ensure this takes place.

Policy ENV DM5

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. We are satisfied that the biodiversity enhancements recommended within the Preliminary Ecological Appraisal (Jan 2020) are suitable and should be incorporated into the landscaping scheme. A condition should be used to ensure this takes place.

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

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



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

Sent: 16 October 2020 10:05

To: Environmental Strategy

Subject: Planning Consultation on: WA/50/20/RES

To: **Ecology Advisor**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6 - Articles 16 & 18 Consultation before the grant of permission

Approval of Reserved Matters Following Outline Approval

Application No: WA/50/20/RES
Registered: 21st September 2020
Site Address: Former Lanes End House West Walberton Lane Walberton BN18 0QS
Grid Reference: 495737 106877
Description of Works: Approval of reserved matters following outline consent WA/26/18/OUT for appearance, landscaping, layout & scale for the demolition of 1 No. dwelling & the erection of 6 No. dwellings (resubmission following WA/7/19/RES).

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 29th October 2020 . 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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> 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

Andrew Wood

Planning Officer- Arun District Council

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

PLCONSULT (ODS) 2620

<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.

LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

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.

If you have received this e-mail in error please notify the Chichester District Council administrator.

