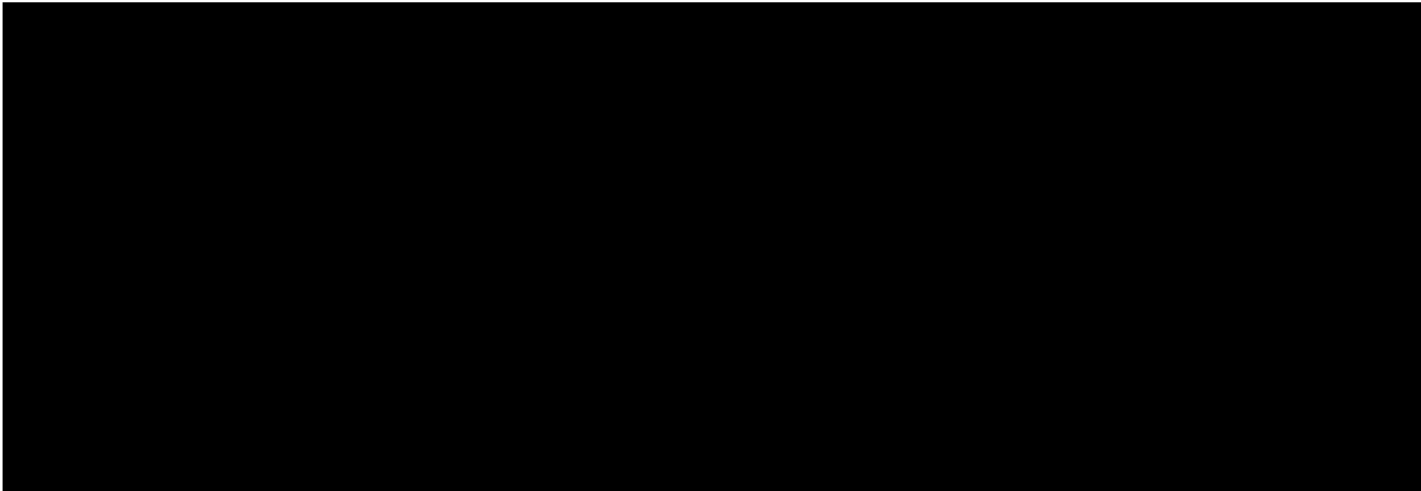



From: Liz Annalls [REDACTED]
Sent: 14 October 2020 10:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/68/20/OUT

Application No: WA/68/20/OUT
Site Address: Land west of Tye Lane Walberton
Description of Works: Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings & is a Departure from the Development Plan.

Bats

Following submission of the Phase 2 Ecological Surveys (Sept 2020) we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place

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.

Dormice

Following submission of the Phase 2 Ecological Surveys (Sept 2020) we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place. The applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place

Reptiles

Following submission of the Ecological Mitigation and Enhancement Statement (2020), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

Great Crested Newts

As detailed within the Preliminary Ecological Appraisal and Phase 1 Habitat Survey (Sept 2020) a HSI assessment needs to be undertaken on pond 13 to assess the ponds suitability for Great Crested Newts. If the pond is assessed as being suitable a DNA assessment and population size survey would be required. Both these surveys and any mitigation will need to be submitted as part of any future planning application.

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.

Nesting Birds

Following submission of the Ecological Mitigation and Enhancement Statement (2020), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

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).

Net Biodiversity gain

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 Ecological Mitigation and Enhancement Statement (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: 13 October 2020 16:06

To: Environmental Strategy
Subject: Planning Consultation on: WA/68/20/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/68/20/OUT
Registered: 7th October 2020
Site Address: Land west of Tye Lane Walberton
Grid Reference: 496879 106315
Description of Works: Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings & 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 12th November 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

<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>

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