

Sandra Edwards

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 27 October 2017 10:25
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/73/17/OUT

Please upload as consultation response
Thanks

From: Liz Rogers [mailto:erogers@chichester.gov.uk]
Sent: 26 October 2017 11:45
To: Planning.Responses
Subject: RE: Planning Consultation on: WA/73/17/OUT

APPLICATION NO: WA/73/17/OUT

Site Address: Land East of Wandleys Lane and West of
West Walberton Lane Fontwell

Description of Works: Outline Planning Application with some matters reserved for up to 157 No. residential dwellings including 30% affordable. This application is a Departure from the Development Plan.

Ancient Woodland

The Ancient Woodland on the southern boundary of the site must remain undisturbed with no felling or tree surgery taking place. A 15m buffer will be required from this woodland area to ensure this area remains undisturbed. As discussed below the lighting scheme for the site will need to ensure there is no light spill into the woodland.

Dormice

As detailed within the Dormice survey (September 2017) dormice have been found nesting within the site. The report details that further surveys are being undertaken to inform the detailed mitigation report and that these should be complete in November 2017. Preliminary mitigation has been proposed within the dormice survey report however we would like this to be updated once the further surveys are complete and submitted for our approval.

The applicant should be aware that a Natural England Species Licence will be required and must be obtained prior to any works taking place onsite.

Bats

The hedgerows and tree lines around the site are an important ecological feature used by bats for commuting and foraging. These areas must be retained and enhanced for bats including the introduction of a buffer strip around the hedgerows and treeline (5m). This buffer should be planted with native species to provide an extension to the woodland area 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. Conditions should be used to ensure this.

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.

There are a number of oak trees onsite which are suitable for roosting bats, so these must also be retained within the scheme and protected from harm and disturbance.

Reptiles

The reptile survey has shown that there is a good population of reptile's onsite. Due to this mitigation has been proposed within the Reptile Survey 2017 and we are happy that the proposed mitigation is suitable and this can be conditioned. The applicant should note that no works can commence until the reptile translocation has taken place.

Great Crested Newts

As detailed within the Preliminary Ecological Appraisal there is potential for GCN to be within ponds close to the site. Due to this it is necessary to conduct a eDNA survey of these ponds due to their proximity to the site. Unfortunately these surveys have not been submitted to date. We require that these surveys are submitted as part of this application prior to determination. If GCN are found to within the ponds, then mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

Barn Owls

No consideration for barn owls has been given on the site and in particular within the buildings. We require that buildings onsite are assessed to determine if there is potential for barn owls to be nesting within them. If barn owls are found to be nesting within any buildings on site, mitigation will be required. These surveys and any mitigation will need to be submitted as part of this application prior to determination.

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 of any animals.

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).

Enhancements onsite

There are a number of ways to enhancement the site which must be included within the scheme including

- Any trees removed should be replace at a ratio of 2:1
- Wildlife pond with native planting to encourage invertebrates
- Wildflower meadow
- Filling any gaps in tree lines or hedgerows with native species

- Bat and bird boxes installed on the site
- Bats tubes / tiles / bricks incorporated within the building fabric
- Grassland areas managed to benefit reptiles
- Log piles onsite
- Barn owl boxes

Kind Regards

Liz



Liz Rogers

Environment Officer

Environment

Chichester District Council

Ext: 24229 | Tel: | erogers@chichester.gov.uk | Fax: 01243776766

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



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

Sent: 18 October 2017 13:04

To: Environmental Strategy

Subject: Planning Consultation on: WA/73/17/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/73/17/OUT

Registered: 9th October
2017

Site Address: Land East of Wandleys Lane and West of West Walberton
Lane Fontwell

Grid Reference: 495665 106691

Description of Works: Outline Planning Application with some matters reserved for
up to 157 No. residential dwellings including 30% affordable.
This application is a Departure from the Development Plan.

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 16-NOV-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 Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016
DX 57406 Littlehampton

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