

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 07 December 2017 14:36
To: Anita Gardner
Subject: RE: WA/74/17/PL - resubmission following WA/109/16/PL - Church Farm Bungalows, Binsted Lane, Binsted BN18 0LN

Afternoon Anita,

Please find attached my updated comments for dormice and reptiles. Now the bat issues and dormice queries have been resolved, we are just waiting for follow surveys or mitigation for reptiles.

Many Thanks

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

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



-----Original Message-----

From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]

Sent: 05 December 2017 16:04

To: Liz Rogers

Subject: FW: WA/74/17/PL - resubmission following WA/109/16/PL - Church Farm Bungalows, Binsted Lane, Binsted BN18 0LN

Liz,

Please find updated reports and info below for comment Regards Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council |
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anita.gardner@arun.gov.uk Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.

-----Original Message-----

From: Simon Arch [REDACTED]

Sent: 05 December 2017 15:27

To: Planning

Cc: Anita Gardner

Subject: WA/74/17/PL - resubmission following WA/109/16/PL - Church Farm Bungalows, Binsted Lane, Binsted BN18 0LN

Dear Sir/Madam

This email and attachment follows Environmental Officer (EO) response 26/10/17 to prior-submitted Ecological Appraisal by Gareth Matthes of GPM Ecology 19/12/16 (GPM) forming part of this application; a report previously accepted as part of permitted application WA/109/16/PL.

Bats:

Following applicant email 16/11/17 and further correspondence 21/11/17 with attached Bat Survey EO notes, "following submission of the bat survey we are satisfied that no bats are roosting within the site and no further survey for bats is required"

Reptiles & Dormice:

GPM findings were without reproach as part of WA/109/16/PL but is asked to reassess that report Dec 2016. Accordingly both the initial site visit and subsequent report were re-visited by GPM and the writer now attaches the Ecological Appraisal updated 29/11/17. This can be read alongside prior-submitted Appraisal of 19/12/16.

Since granting planning permission ref: WA/109/16/PL the site has been cleared and kept so of bramble-scrub and grassed areas both by cutting and treating with herbicide during 2017 (para 3.1)

Nesting Birds:

Hedges prior to development were cut-back during 2017 although outside bird breeding period/s (para 3.2.3)

Yours sincerely

Simon J Arch



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Mail-Admin@chichester.gov.uk

07.12.2017

App No: WA/74/17/PL

Address: Church Farm Bungalows Binsted Lane Binsted BN18 0LN

Proposal: Replace existing 2 No. dwellings with 1 No. dwelling & detached garage to include solar panels (resubmission following WA/109/16/PL). This application may affect the setting of a listed building.

Updated comments for reptiles and dormice

Reptiles

As detailed within the updated Ecological Appraisal (Dec 2017) there is a moderate change of reptiles being within the site. Due to 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. Though some mitigation is included within the updated appraisal it doesn't follow standard practice and is very dependent on what any survey results show. We would require that the mitigation strategy includes details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works.

Dormice

With regards to dormice it appears that the bramble / scrub area which had potential for dormice to be present within was removed after the original ecological survey was done. Due to this habitat now not being present onsite the likelihood of dormice being onsite is greatly reduced, making dormice surveys not suitable. We require that dormice habitat is recreated as part of the scheme with hedgerow being planted around the site which ideally links to the wider landscape.

Kind Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

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

