



From: Liz Rogers [REDACTED]
Sent: 14 December 2017 15:12
To: Planning.Responses
Subject: RE: Planning Consultation on: WA/75/17/PL

App No: WA/75/17/PL

Address: Land adjacent to Sunny Corner Copse Lane Walberton BN18 0QH

Proposal: 9 No. dwellings with associated car parking, bin storage & landscaping & creation of new access road from existing access onto West Walberton Lane. This application is a Departure from the Development Plan.

Ancient woodland

Due to the location of Ancient woodland to the site we require that a 15m buffer zone is created from the ancient woodland to ensure this area remains undisturbed. Though the ecologist has provided some justification as to why this buffer could be reduced, there is sound reasoning behind the 15m buffer zone which we require is upheld. The 15m buffer is in place to not only ensure there is no damage to the woodland, but also to ensure there is no disturbance to the species using the woodland (bats, dormice etc), it also ensures there is no light spill from development into the woodland, noise is reduced and the buffer also takes into consideration the permitted development rights that new properties would have. From looking the site and the size of each plot and garden, there is potential for the closest plots to be moved further away to ensure a 15m buffer is created.

Dormice

The phase two habitat surveys have found that there is a good population of dormice onsite. Though some positive mitigation has been detailed within the reports stating that new hedgerow will be planted onsite to provide new and connecting habitat for the dormice, there is a lack of information regarding how the dormice will be protected from harm during the works. We require that further information regarding the mitigation for dormice is submitted prior to determination.

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.

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 at detailed within the survey, new hedgerow should be planted. Conditions should be used to ensure this.

Reptiles

The reptile survey has shown that there is good population of reptile's onsite. Due to this mitigation has been proposed within the Mitigation Statement, Habitat Creation and Ecological Enhancement report (Oct 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.

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).

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

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: 12 December 2017 14:18

To: Environmental Strategy

Subject: Planning Consultation on: WA/75/17/PL

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

**Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: WA/75/17/PL
Registered: 31st October
2017
Site Address: Land adjacent to Sunny Corner Copse Lane Walberton BN18
0QH
Grid Reference: 496503 106526
Description of Works: 9 No. dwellings with associated car parking, bin storage &
landscaping & creation of new access road from existing
access onto West Walberton Lane. 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 30-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 Ross Leal who can be contacted on
telephone number 01903 737593.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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