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From: Jennifer Pollitt [REDACTED]
Sent: 02 November 2021 15:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/98/21/PL

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Dear Simon,

Please see our below comments in relation to WA/98/21/PL.

App: WA/98/21/PL

Proposal: Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No. units comprising of 12 offices and 3 workshops, associated parking, drainage and turning spaces (resubmission following WA/58/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development.

Address: Brookview Nursery, Eastergate Lane, Walberton, BN18 0BA

Trees and Hedgerows

The hedgerows on site may be utilised 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 where possible) and during

construction fencing should be used and light spill avoided to ensure this area is undisturbed. Any gaps should also be filled in using native hedge/tree species to improve connectivity. As suggested in the Ecological Impact Assessment (Oct 2021), native berry producing shrubs are preferable. Conditions should be used to ensure this.

Reptiles

The mitigation and enhancements proposed in the EIA (Oct 2021) is appropriate. If works to the tall ruderal vegetation need to be completed then a precautionary approach must be undertaken. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut. A condition should be used to ensure this.

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.

As detailed within the EIA (Oct 2021) a precautionary approach should be undertaken during the felling of any trees and a 'soft fell' approach should be used. If a bat is found all works must stop and Natural England consulted. A condition should be used to ensure this.

Dormice

The mitigation provided is suitable and filling any gaps in the hedgerows will provide a small enhancement for dormice.

Badgers

Mitigation proposed during the construction phase is suitable. A condition should be used to ensure this.

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 (within 24 hours of any work).

We would like a bird box to be installed on a tree within the site.

Ecological Enhancement

The enhancements detailed in the EIA (Oct 2021) are suitable and should be shown with the landscaping strategy and plan. A condition should be used to ensure this.

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

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

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



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 19 October 2021 14:49
To: Environmental Strategy
Subject: Planning Consultation on: WA/98/21/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/98/21/PL
Registered: 19th October 2021
Site Address: Brookview Nursery Eastergate Lane Walberton BN18 0BA
Grid Reference: 496009 106070
Description of Works: Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No. units comprising of 12 offices and 3 workshops, associated parking, drainage and turning spaces (resubmission following WA/58/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development.

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 18th November 2021. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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://acp.planninginspectorate.gov.uk/> 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

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

DX 57406 Littlehampton

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