



From: Liz Rogers [REDACTED]
Sent: 18 April 2018 09:52
To: Planning.Responses
Subject: RE: Planning Consultation on: Y/20/18/OUT

App No: Y/20/18/OUT

Address: Land adjacent to Bonhams & Flints Hoe Lane Flansham PO22 8NP

Proposal: Outline application with some matters reserved for the erection of 10 dwellings with access from Hoe Lane, Flansham (resubmission following Y/40/17/OUT).
This application is a Departure from the Development Plan.

Bats

Though a number of bat surveys have taken place, these are not complete and a number of other surveys are still required. This includes the surveys on the mature beech tree and shed identified as having suitable features for bats. We require that prior to determination these surveys are completed and submitted to us for approval.

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.

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.

Reptiles

The reptile survey has shown that there is a small population of reptile's onsite. Due to this mitigation will be required. A brief outline of this mitigation has been provided within the Reptile Presence/Absence Survey Report May 2017. At reserve matters / full application stage we require that full mitigation report is submitted to us for approval.

Great Crested Newts

Though no Great crested Newts (GCN) were found during the survey work, there is suitable habitat within the surrounding area. As a precaution and to ensure GCN habitat is retained the following precautionary measures must be undertaken;

- An ecological watching brief should be put together for the vegetation removal. Though this can only be done once the reptile mitigation has taken place.

- If a GCN is found all works must stop immediately and Natural England consulted.
- Rubbish / spoil should not be left onsite in suitable GCN habitat areas

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).

Enhancement works

As part of the scheme we require that a number of enhancements are included within the plans including;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- Bat roosting opportunities incorporated into the design of the buildings e.g. bat bricks and tiles
- Grassland areas managed to benefit reptiles.

Kind Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council



From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 09 April 2018 14:33
To: Environmental Strategy
Subject: Planning Consultation on: Y/20/18/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. Y/20/18/OUT

Registered: 29th March
2018
Site Address: Land adjacent to Bonhams & Flints Hoe Lane Flansham PO22
8NP
Grid Reference: 496149 101172
Description of Works: Outline application with some matters reserved for the erection
of 10 dwellings with access from Hoe Lane, Flansham
(resubmission following Y/40/17/OUT). 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 10-MAY-18.**

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 Mr S Davis who can be contacted on
telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

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