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Save the environment - think before you print.

From: Liz Annalls [REDACTED]
Sent: 17 August 2020 10:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/70/20/OUT

Application No: Y/70/20/OUT
Site Address: Land East of Bilsham Road & land adjacent to Little Meadow Bilsham Road Yapton
Description of Works: Outline application with some matters reserved for 83 No. dwellings (81 net gain, retaining Oak Trees & Little Meadow), extension of existing light industrial/commercial processes building & new Village Hall. This application may affect the setting of listed building & is a Departure from the Development Plan.

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. 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.

Dormice

As detailed within the Extended Phase 1 Ecological Assessment and Phase 2 Surveys (June 2020) dormice surveys are currently ongoing on the site and are not due to be completed until November 2020. Following guidance from Natural England, the NPPF and the Biodiversity and Geological Conservation Circular 06 we require that these surveys are undertaken prior to determination. Once these surveys are complete if dormice are found to be present onsite mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

Reptiles

As detailed within the Extended Phase 1 Ecological Assessment and Phase 2 Surveys (June 2020) reptile surveys are currently taking place to determine whether reptiles are using the site and to what extent. As these surveys are not complete we are unable to determine that the mitigation proposed is suitable. We require that once the surveys are complete a reptile mitigation report is submitted for approval. We require that the surveys are completed and mitigation report submitted prior to determination.

Great Crested Newts

A precautionary approach should be taken with regards to Great Crested Newts, with all vegetation clearance being undertaken whilst supervised by a suitably licensed ecologist, and a fingertip search of all suitable vegetation being lost. If Great Crested Newts are found during the process all works must stop and Natural England contacted.

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.

Nesting Bird

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).

Hedgehogs

Precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

Enhancements

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. Though some biodiversity enhancements have been recommended within the Extended Phase 1 Ecological Assessment and Phase 2 Surveys (June 2020) further information is required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.

- Bird box to be installed on the buildings / and or tree within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site

Kind regards

Liz



Liz Annalls

Environment Officer
Environmental Protection
Chichester District Council

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



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

Sent: 13 August 2020 10:04

To: Environmental Strategy

Subject: Planning Consultation on: Y/70/20/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/70/20/OUT
Registered:	12th August 2020
Site Address:	Land East of Bilsham Road & land adjacent to Little Meadow Bilsham Road Yapton
Grid Reference:	497724 101828
Description of Works:	Outline application with some matters reserved for 83 No. dwellings (81 net gain, retaining Oak Trees & Little Meadow), extension of existing light industrial/commercial processes building & new Village Hall. This application may affect the setting of listed building & is a Departure from the Development Plan.

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 September 2020 . 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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> 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

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