

[REDACTED]

From: Liz Annalls [REDACTED]
Sent: 16 September 2019 15:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/77/19/OUT

App No: Y/77/19/OUT

Address: Land south of Hoe Lane Flansham PO22 8NP

Proposal: Application for Outline Planning Permission for erection of ten dwellings with access from Hoe Lane. Resubmission of Y/20/18/OUT - This is a Departure from the Development Plan

Bats

Following submission of the bat survey (Aug 2017) it was been determined that the beech tree (T47) onsite supports a bat roost and will need to be retained and protected from harm with a 10 m buffer with no light spill within this radius. A condition should be used to ensure this that's place.

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.

We require that new nesting opportunities for bats are incorporated into the fabric of the buildings close to the site boundaries including the use of bat tubes, wall mounted bat shelters and bat boxes into the building or onto external faces of the properties. Three bat boxes should also be placed on the matures trees onsite away from any external lighting.

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 and within the updated Ecology Letter (Dated 07.08.2019) from The Ecology Co-op. 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

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 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 boxes as detailed above installed onsite
- 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 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 September 2019 13:52

To: Environmental Strategy

Subject: Planning Consultation on: Y/77/19/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/77/19/OUT

Registered: 6th September
2019

Site Address: Land south of Hoe Lane Flansham PO22 8NP

Grid Reference: 496142 101042

Description of Works: Application for Outline Planning Permission for erection of ten dwellings with access from Hoe Lane. Resubmission of Y/20/18/OUT - This 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 17-OCT-19.

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>

DX 57406 Littlehampton

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