



From: Liz Rogers [REDACTED]
Sent: 08 January 2018 15:13
To: Planning.Responses
Subject: RE: Planning Consultation on: Y/92/17/OUT

App No: Y/92/17/OUT

Address: Land east of Drove Lane Yapton BN18 0EB

Proposal: Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Reptiles

The reptile survey has shown that there is a small population of reptile's onsite. Due to this mitigation has been proposed within the Detailed Reptile Survey Report (Nov 2016) and we are happy that the proposed mitigation is suitable and this can be conditioned.

Bats

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 boundary to the south east of the site has been identified as a key bat commuting route and this area must remain unlit to ensure a dark corridor is created. Details of this are include within the Habitat and Ecological Enhancement Management Plan (Nov 2017).

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.

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).

Enhancements

Due to the scale of the site we require extensive enhancements for biodiversity to be incorporated into the design. We are pleased to see within the Habitat and Ecological Enhancement Management Plan (Nov 2017) that this has been considered and enhancements incorporated within the design. A condition should be used to ensure this takes place. Proposed enhancements include;

- Dark corridor for bats (as detailed above)
- Creation of freshwater habitats
- Creation of Wetland Grassland Habitat
- Grassland and wildlife flower meadow areas
- Strengthening site boundary's with wildflower planting
- Hedgerows retained
- Native species planting
- Creation of log piles and compost heaps
- Hedgehog tunnels
- Nesting boxes of birds
- Bat roosting boxes, tiles, and bricks

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: 22 December 2017 13:18

To: Environmental Strategy

Subject: Planning Consultation on: Y/92/17/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/92/17/OUT
Registered: 20th December
2017
Site Address: Land east of Drove Lane Yapton BN18 0EB
Grid Reference: 497380 103194
Description of Works: Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

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 01-FEB-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 D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

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