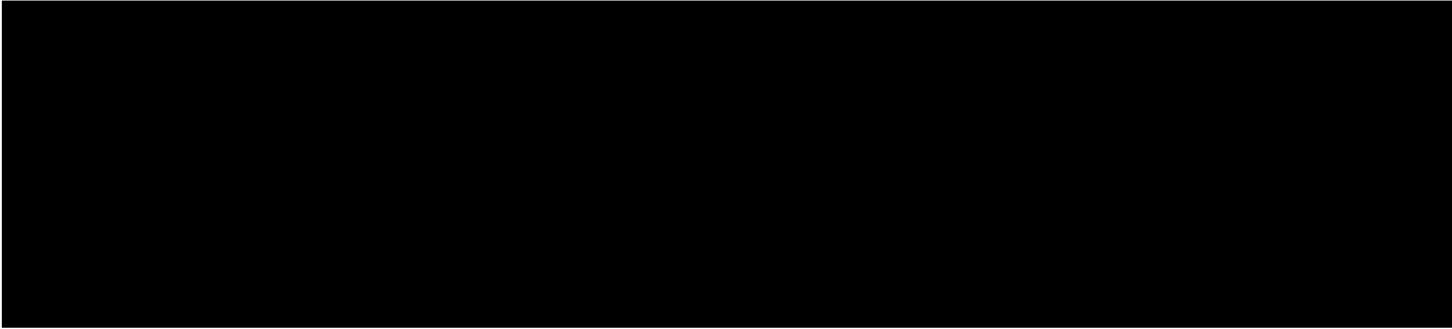
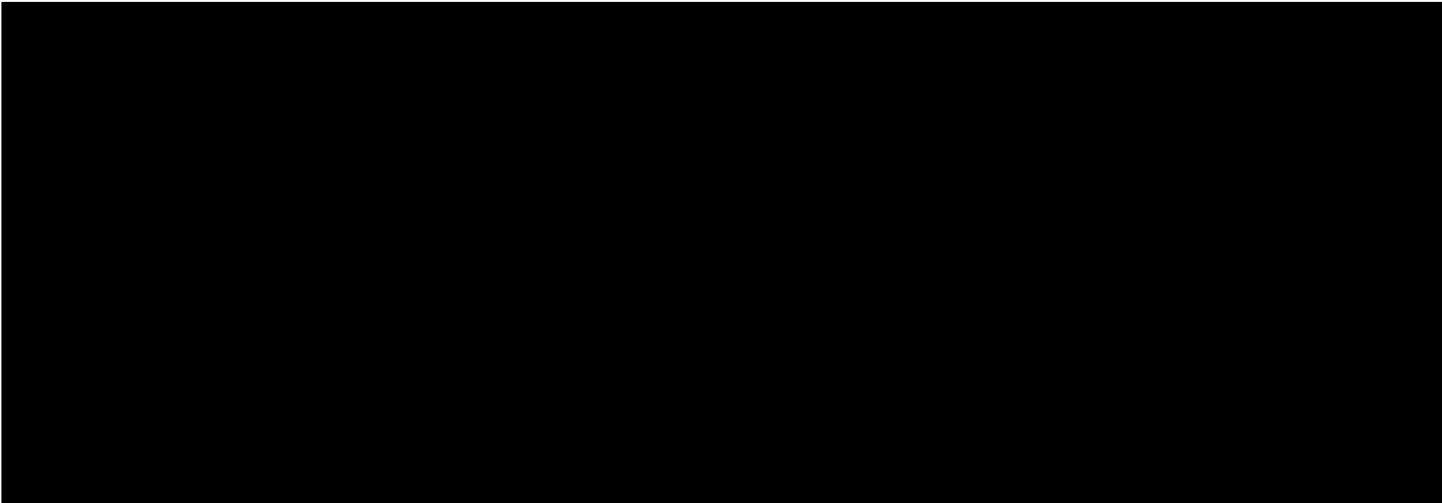


From: Liz Annalls [REDACTED]
Sent: 15 December 2020 11:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: AB/135/20/OUT

Application No: AB/135/20/OUT
Site Address: Land at Ford Road Arundel
Description of Works: Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land. This application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

Bats

The hedgerows and trees on site are used by many protected species for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows and trees (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. Further details for the protection of these areas will need to be included within a CEMP. This should involve the use of protective fencing or other methods appropriate to safeguard the root protection areas of retained trees / hedgerows.

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 through the provision of dark habitat orientated north-south direction and avoiding unnecessary artificial light spill through the

use of directional light sources and shielding. We require that further details of the lighting scheme and dark corridors are provided as part of this application.

Dormice

As detailed within the Ecological Assessment Report (Nov 2020) 1.3km of hedgerow has been found to support a population of dormice and further survey work is required to determine the population size. Due to the disturbance proposed we require that these further surveys are undertaken and a mitigation strategy created for dormice and submitted as part of this application prior to determination. The applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place

Reptiles

As detailed within the Ecological Assessment Report (Nov 2020) reptiles have been found onsite. Due to this mitigation is required. Unfortunately no mitigation proposals have been included within the assessment, we require that prior to determination a full mitigation strategy is submitted. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works.

Great Crested Newts

We are pleased to see that areas of grassland and a new wetland area will be recreated onsite which will benefit GCN. We require that a precautionary approach is taken for GCN and further details of this should be included within the reptile mitigation strategy discussed above.

Badgers

Due to the present of a badger sett onsite a 30m buffer must be put in place around this area and no works or disturbance can take place within this area. Further information on how this will be managed and mitigation put in place will need to be provided as part of the reserve matters application.

Prior to start on site a badger survey should be undertaken to ensure badgers are not using other areas of the site. If another badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced. Any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them. Further detailed relating to this will need to be included within the CEMP.

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). Further safeguards for birds during construction should be included within the CEMP.

Hedgehogs

Precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. Any brush piles, compost and debris piles on site must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats. Details of this will need to be included within the CEMP.

Policy ENV DM5 - Mitigation and 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. We are pleased to see in the inclusion of the following mitigation included into the site;

We are pleased to see in the inclusion of the following mitigation included into the site

- 370m of new hedgerows
- Grassland onsite retained
- Creation of seasonal water bodies
- Bat boxes integrated into at least 20% of properties across the site
- Bat boxes installed on trees within the site
- Bird boxes installed on at least 20% of properties onsite
- Species rich grassland and scrub areas planting
- Retention of hedgerows and trees
- long term management plan

We also require the following are incorporated into the scheme;

- Any trees removed should be replace at a ratio of 2:1
- Barn owl boxes installed onsite within a suitable location
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- hedgehog nesting boxes included across the site
- Wildflower grassland created

We require that a mitigation and enhancement management strategy and plan is put together for the above detailing how all the above will be created, installed, managed and protected. We require that this is submitted as part of this application.

CEMP and LEMP

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

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: 15 December 2020 09:20

To: Environmental Strategy
Subject: Planning Consultation on: AB/135/20/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: AB/135/20/OUT
Registered: 14th December 2020
Site Address: Land at Ford Road Arundel
Grid Reference: 500665 106227
Description of Works: Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land. This application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

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 28th January 2021 . 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

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

LEGAL DISCLAIMER

Communications on or through Chichester District Council's computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

Communications on or through Chichester District Council's computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

If you have received this e-mail in error please notify the Chichester District Council administrator.

