

Date: 31 August 2021
Our ref: 364297
Your ref: AL/20/21/PL



Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

Dear Simon Davis,

Planning consultation: Demolition of Wings House & erection of 71 No. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works.

Location: Land at Wings Nursery, Lidsey Road, Woodgate, PO20 3SU

Thank you for your consultation on the above dated 13 August 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of Singleton and Cocking Tunnels Special Area of Conservation (SAC) <https://designatedsites.naturalengland.org.uk/>.
- damage or destroy the interest features for which Singleton and Cocking Tunnels Site of Special Scientific Interest (SSSI) has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- the measures as detailed in the final Habitats Regulation Assessment (HRA).

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Further advice on mitigation

Natural England previously advised that the HRA should include mitigation to prevent impacts from light pollution, habitat loss and damage, and disturbance during the construction of the proposal.

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Regarding possible impacts caused by light pollution, we support the proposed measures of directing light away from habitat likely to be used by bats such as the wildlife corridors formed by the trees and hedgerows on site. We also support the suggestion of directional light sources and shielding. We advise these measures are secured by an appropriate planning condition.

We note the acknowledgement of habitat loss and the evidence provided which demonstrates that this will not impact features of the designated site, and therefore no mitigation is required to address the possible impacts. This includes the loss of species poor semi-improved grassland, the removal of small trees and the demolition of the buildings. We support the ratio to be imposed which requires two trees to be planted to replace each one removed. As no evidence suggests these changes will impact features of the designated sites we agree that it is unlikely to significantly impact Singleton and Cocking Tunnels SAC.

Regarding disturbance which could be caused by the construction of the proposal we endorse the time restrictions on activity between 8am and 8pm. We also agree that restricting activity an hour either side of sunrise and sunset will be effective at reducing disturbance. We advise these measures are secured by an appropriate planning condition.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Final Comments

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me on



Should the proposal change, please consult us again.

Yours sincerely

Perdeep Maan
Sustainable Development, Sussex and Kent