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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 27 May 2026 11:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application AL/20/26/PL - Objection - Further evidence regarding protected species

From: [REDACTED]
Sent: 27 May 2026 11:28
To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning <Planning@arun.gov.uk>
Cc: Jonathan Best <Jonathan.Best@arun.gov.uk>; Cllr. Sue Wallsgrove <Cllr.Sue.Wallsgrove@arun.gov.uk>;
Cllr. Anita Lawrence <cllr.anita.lawrence@arun.gov.uk>; Cllr. Paul Ayling <cllr.paul.ayling@arun.gov.uk>;

Sue Foott

Subject: Planning Application AL/20/26/PL - Objection - Further evidence regarding protected species

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Dear **Mr Davis**,

Please find attached a letter which is an addendum to my letter of objection of 28th April 2026. It provides evidence on the topic of protected species.

Perhaps a re-consultation with the Arun District Council Ecology Officer is warranted?

Please post this addendum on the public file.

Many thanks

John S

John Spence
'Harvests'
Norton Lane,
Norton,
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PO20 3NH



Harvests
Norton Lane
Norton
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27th May 2026

Dear Sir or Madam

Objection to Planning Application – AL/20/26/PL – PROTECTED SPECIES

Please accept this letter as an addendum to my letter of objection of 28th April 2026.

In the document submitted with the Application ‘Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment’ we have the statement;

Paragraphs 98 and 99 of Government Circular 06/2005³ also state –

“98. The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat...”

99. It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development.”

The report goes on to state;

- 2.3 Throughout the habitat survey, the potential for the site to support protected and/or notable species was also assessed. The site was also searched for evidence of badgers *Meles meles*, including setts, latrines, ‘push-throughs’ and foraging evidence concurrently with the habitat survey.

A finding of the report advises;

Fauna

- 3.8 No evidence of any protected or notable fauna was found during the habitat survey; in particular, no evidence of badgers was found.

Fauna

- 4.2 No protected or notable fauna, or evidence of such fauna, was found; in particular no evidence of badgers was found. The habitats are also assessed to be unsuitable for supporting a resident population of reptiles.

In the consultation response from the Arun District Council Ecology Officer, we have the statement;

The updated PEA has assessed impacts of this proposal on protected species. The report identified no impacts to protected species.
No further surveys are required.

As a former Chartered Biologist and Chartered Water & Environmental Manager I cannot agree with these statements.

The Conservation Area of Norton Lane is a well-known bat feeding and roosting ground. I once witnessed 96 bats emerging from a single roost.

As a minimum I would have expected a comprehensive bat survey to have been conducted before the Planning Authority determined the Application.

Evidence

Please find below a series of images taken at dusk on Tuesday 26th May showing bats in feeding flights. The images are stills taken from videos which are available for view and are date stamped. The videos were taken from the rear garden of the property Harvests (See top of garage roof for reference point). Bats routinely feed in this area with some of the flight paths being over the adjacent existing tennis court where the two-story 540m² new speculative commercial building is proposed.







I trust that the Case Officer will take this evidence into account alongside my objection letter of 28th April when making his recommendation.

Yours faithfully

A large black rectangular redaction box covering the signature area.

John J. Spence