

From: Simon Davis
Sent: 04 April 2019 14:33
To: Planning Scanning
Subject: FW: 276 Aldwick Road - AW/28/19/PL
Attachments: wildlife-assessment-check_summary-report.pdf

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: Simon Davis
Sent: 04 April 2019 14:32
To: 'Natalie McKellar' [REDACTED]
Cc: Kerry Simmons [REDACTED]
Subject: RE: 276 Aldwick Road - AW/28/19/PL

Dear Natalie,

I acknowledge your points regarding the state of the site. However, I also note the proximity of the site to both established tree planting and a pond. I would have certainly said that it would be necessary to check for bats. I have received anecdotal evidence from residents suggesting that bats are active in the area. I have also seen today on the Planning Portal News, a new wildlife site check tool that they are promoting:

https://www.planningportal.co.uk/info/200187/your_responsibilities/39/other_considerations_before_you_start_work/6?utm_source=PPQ+Newsletter&utm_campaign=5d7e1e85d0-Newsletter_04042019_HTML&utm_medium=email&utm_term=0_734e0b63a9-5d7e1e85d0-7293357

I thought I'd try out the tool and yours was the site that came to mind. This resulted in the attached 'report'. Whilst I don't agree with the need to check for Otter or Polecat, certainly given that your site is less than 50m from a pond and close to established trees, the other species mentioned may be present in or around the site.

So yes I would require the submission of a survey.

I am separately awaiting advice from our Tree Officer (I have already chased Mark for this).

Please also note that as Aldwick Parish have objected, this will need to go to the Development Control Committee and the next Meeting is the 5th June.

Kind Regards

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Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From:

Natalie McKellar [REDACTED]
Sent: 04 April 2019 12:21
To: Simon Davis [REDACTED]
Cc: Kerry Simmons [REDACTED]
Subject: FW: 276 Aldwick Road - AW/28/19/PL

Dear Simon,

Further to my email to you dated 18th March, see below, I would be grateful if you could update me on the progress of the application at 276 Aldwick Road. I note the comments from the CDC Environment Officer in terms of requiring a habitat survey, however the site is a well maintained and laid to lawn and as such unlikely to be suitable habitat for protected species. Can you confirm your position on the need for biodiversity survey in this instance please.

Kind regards,
Natalie

Natalie McKellar
[REDACTED]

Tel:
Web: www.genesistp.co.uk



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Background information

The following results will indicate whether your project is likely to require professional ecological advice before making a planning application. It provides a summary of the potential protected and priority wildlife species and statutory designated sites that may need to be considered by a consultant ecologist.

This report can be given to a consultant ecologist for their background information and if they wish they can submit it as part of a planning application, together with any additional ecological information the consultant ecologist produces.

NOTE: It is important for users to note that the Wildlife Assessment Check is for guidance only. It is not designed to replace the judgement of a qualified professional ecologist about the potential wildlife impact of a development project. Applicants should consult a qualified professional ecologist and / or their local authority ecologist where they are present, to ensure that a proposed development does not require an ecological appraisal.

Wildlife Assessment Check - Summary Report

Site location:

- Postcode (nearest): PO21 3SN
- Grid reference: SZ914993

Type of development project:

- Development proposals that are not householder building projects and do not require an Environmental Impact Assessment (EIA)

The Local Environmental Records Centre (LERC) is:
Sussex Biodiversity Record Centre

The Local Planning Authority is:
Arun District Council

Section 1: Protected and Priority Species results

Habitats nearby (options selected):

- Waterbodies, including ponds, ditches and other bodies of still/standing water within 200m of proposed works (on or off site)
- Trees or woodland (including woodland plantations, coniferous woodlands and parkland) within 200m of proposed works (on or off site)
- Hedgerows, lines of trees and/or scrub (including recently felled or recently planted woodland) within 200m of proposed works (on or off site)

Types of works being proposed (options selected):

- On a brownfield site
- Lighting or floodlighting of greenspaces within 50m of any trees or woodland
- Works within 50m of any woodland (including woodland plantations, coniferous woodlands and parkland)
- Proposed tree works (felling or lopping) and/or development affecting trees
- Ground works including breaking new ground or works to existing foundations or cellars
- Works within 100m of a pond or other body of standing water

The applicant is aware of Protected and/or Priority species being present within or adjacent to the development site:

- No

Output from the Wildlife Assessment Check, including whether input from a consultant ecologist is required and the species or species group surveys that may be necessary:

Based on the information provided, this development proposal requires input from a consultant ecologist. The following species or species group surveys may be necessary:

- Bats, Birds, Great crested newts, Otter, Polecat, Water vole, Widespread reptiles, Widespread amphibians, Invertebrates

Precautionary advice for plants

All wild plants (including algae, lichens and fungi as well as the true plants - mosses, liverworts and vascular plants) are given some protection under the laws of the United Kingdom. If you are in any doubt whether your development may impact on protected plant species you should seek advice from a consultant ecologist.

Survey information should include biodiversity information from your Local Environmental Records Centre (LERC).

Section 2: Statutory Designated Sites results

International/European sites

- This proposed development project does not lie within any international/European designated sites.
- The proposed development project is within 10km of these Special Protection Areas (the proximity to the site(s) is shown in brackets): *Pagham Harbour (2.5km)*; *Chichester And Langstone Harbours (8.3km)*
- The proposed development project is within 10km of these Special Areas of Conservation (the proximity to the site(s) is shown in brackets): *Solent Maritime (8.3km)*

National sites

- This proposed development project does not lie within any nationally designated sites.
- The proposed development project is within 10km of these Site(s) of Special Scientific Interest (the proximity to the site(s) is shown in brackets): *Bognor Reef (0.9km)*; *Pagham Harbour (2.5km)*; *Felpham (3.4km)*; *Chichester Harbour (8.3km)*; *Selsey, East Beach (8.5km)*; *Bracklesham Bay (9.1km)*; *Eartham Pit, Boxgrove (9.3km)*; *Halnaker Chalk Pit (9.6km)*

Local Nature Reserves

- This proposed development project does not lie within any Local Nature Reserves.
- The proposed development project is within 5km of these Local Nature Reserves (the proximity to the site(s) is shown in brackets): *Pagham Harbour (2.5km)*; *The Brooks (2.8km)*

Section 3: Local Wildlife Sites (locally designated sites of importance for biodiversity and nature conservation)

There may be non-statutory Local Wildlife Sites (also known as Sites of Importance for Nature Conservation, County Wildlife Sites etc) that should be considered as part of this proposed development project as they receive protection through the planning system. This tool does not hold information on Local Wildlife Sites so separate advice should be sought.

If your development proposal is within or adjacent to a Local Wildlife Site, the Local Planning Authority may require an ecological assessment to be undertaken by a professional ecologist.

The section below needs to be completed by the local planning authority

1. Has Section 1 of the Wildlife Assessment Check Summary Report indicated input from a consultant ecologist is required for this development project?

☐ Yes
Go to question 2

☐ No
Go to question 5

2. Has an ecological report been submitted with the planning application?
(An ecological report should accompany the planning application if the output from Section 1 of the Wildlife Assessment Check indicates that input from a consultant ecologist is required).

☐ Yes
Go to question 3

☐ No
Request further information from the applicant to clarify why no report has been submitted.

Go to question 5

3. Does the ecological report include the necessary species or species group surveys, as indicated in Section 1 of the Wildlife Assessment Check Summary Report?

☐ Yes
Go to question 5

☐ No
Go to question 4

4. Has justification been provided as to why the species or species group surveys have not been undertaken?

☐ Yes
Go to question 5

☐ No
Request further information from the applicant to clarify why no surveys have been undertaken.

Go to question 5

5. Does the development proposal fall within or close to any statutory designated sites, as indicated in Section 2 of the Wildlife Assessment Check Summary Report?

☐ Yes
Go to question 6

☐ No
Go to question 7

6. Are the statutory designated sites covered within the ecological report?

☐ Yes
Go to question 7

☐ No
Request further information from the applicant and go to question 7

7. The Wildlife Assessment Check does not hold information on Local Wildlife Sites. Have Local Wildlife Sites been covered within the ecological report?

☐ Yes

☐ No
Request further information from the applicant

☐ Not applicable since there are no Local Wildlife Sites nearby