

[REDACTED]

From: Liz Annalls [REDACTED]
Sent: 16 September 2019 12:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: A/122/19/OUT

App No: A/122/19/OUT

Address: Land off Arundel Road Angmering BN16 4ET

Proposal: Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18//OUT). This application is a Departure from the Development Plan.

Bats

Following submission of the Ecological Mitigation and Enhancement Strategy (July 2019), we are happy that the mitigation proposed within appendix D would be suitable. A condition should be used to ensure this takes place. 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

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 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.

Dormice

Following submission of the Ecological Mitigation and Enhancement Strategy (July 2019) we are happy that the mitigation proposed with appendix E would be suitable for dormice. A condition should be used to ensure this takes place. 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

As detailed above for bats the hedgerows onsite will need to be retained and enhanced for dormice including the use of a buffer strip (as detailed for bats).

Reptiles

The reptile survey has shown that there is a low population of reptile's onsite. Due to this mitigation has been proposed within Ecological Mitigation and Enhancement strategy (June 2018). A condition should be used to ensure this takes place.

Badgers

Due to the presence of badgers onsite a 20m metre buffer needs to be included around the sett and the habitat used by badgers must be retained and enhanced. If this is not possible then a full mitigation strategy for badgers will be required and must be submitted prior to determination.

Prior to start on site a badger survey should be undertaken to ensure badgers has not moved within the site. If a badger sett if found to have established within the construction area, Natural England should be consulted and a new mitigation strategy produced.

Amphibians and Great Crested Newts

We are satisfied that the methodology being used for reptiles onsite is suitable to protect any amphibians using the site and the proposed management of the POS and attenuation ponds will provide suitable habitat for amphibians and GCNs.

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

We are pleased to see the enhancements proposed within the Ecological Mitigation and Enhancement Strategy (July 2019) and we will require that further details regarding these are included within the Landscape and Management Plan (LEMP). A condition should be used to ensure this takes place.

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: 12 September 2019 11:06
To: Environmental Strategy
Subject: Planning Consultation on: A/122/19/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: A/122/19/OUT

Registered: 4th September
2019

Site Address: Land off Arundel Road Angmering BN16 4ET

Grid Reference: 506639 105348

Description of Works: Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18//OUT). This application is a Departure from the Development Plan.

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 17-OCT-19.

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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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