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**From:** Liz Rogers [REDACTED]  
**Sent:** 25 September 2017 09:42  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: A/169/17/OUT

**App No:** A/169/17/OUT

**Address:** Land west of Brook Lane & South of A259 Angmering

**Proposal:** Outline application with all matters reserved for demolition of existing buildings on site & erection of a mixed use development comprising up to 90 No. residential units, a care home (Use Class C2 & C3) & ancillary facilities including railway crossing, together with associated access, car parking & landscaping (resubmission following A/44/17/OUT).

#### **Bats**

##### *House*

Following submission of Bat Survey Results and Mitigation Plan for the farm house (May 2017), we are happy that the mitigation proposed would be suitable. As part of the reserve matters application this mitigation strategy will need to be updated following the further survey work being undertaken at present. A condition should be used to ensure this takes place. The applicants should be aware that a Natural England Protected Species Licence will be required for the works, and this will need to be obtained prior to any works taking place.

##### *Garage*

It was identified in the Preliminary Ecological Appraisal that the garage also has potential for roosting bats. Unless this building is being retained we will also require that bat emergence surveys are undertaken on this building. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for our approval with the planning application. If bats are found to be roosting within the building mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

The two trees (English Walnut which is located within the garden of the house and an English Oak located to the eastern end of the central field) have been identified as being suitable for roosting bats. Currently these trees are being retained, however if this changes and any works are required to the trees then further bat emergence surveys will be required.

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.

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.

### **Water voles**

The previous water vole survey has demonstrated that water voles are using the ditches onsite.

As detailed with the Water vole mitigation strategy and method statement (May 2017) a 5m buffer zone will need to be created to ensure this area is undisturbed. Fencing should be used during the construction period to ensure this area remains undisturbed.

Where the road and bridge need to be widened, mitigation has been proposed within the Water vole mitigation strategy and method statement (May 2017). We are happy that the mitigation proposed would be suitable. As part of the reserve matters application this mitigation strategy will need to be updated once the road designs have been finalised. A condition should be used to ensure this takes place.

We require that the habitat onsite is enhanced for water voles with the creation of new areas of wetland which link to the main channel of Black ditch. The balancing ponds should be designed and planted to benefit water voles. As part of a reserve matters application we will require that a habitat management plan is created for this area.

### **Reptiles**

The reptile survey has shown that there is a small population of reptiles onsite. Due to this mitigation has been proposed within the Reptile Survey 2017 and we are happy that the proposed mitigation is suitable and this can be conditioned. The applicant should note that no works can commence until the reptile translocation has taken place.

### **Badgers**

Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced.

### **Nesting Birds**

Any works to the trees or vegetation clearance along with demolition of the stable building on the site should only be undertaken outside of the bird breeding season which takes place between 1<sup>st</sup> March – 1<sup>st</sup> 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 require that a number of enhancements are incorporated into the design of the site including

- Wildlife corridor established along the southern boundary of the site
- Any trees removed should be replace at a ratio of 2:1
- Wildlife pond
- Wildflower meadow
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- Grassland areas managed to benefit reptiles.
- Log piles onsite

Kind Regards

Liz



**Liz Rogers**

Environment Officer  
Environment  
Chichester District Council

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



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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [mailto:[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)]

**Sent:** 18 September 2017 15:03

**To:** Environmental Strategy

**Subject:** Planning Consultation on: A/169/17/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/169/17/OUT

**Registered:** 31st August  
2017

**Site Address:** Land west of Brook Lane & South of A259 Angmering

**Grid Reference:** 505052 103544

**Description of Works:** Outline application with all matters reserved for demolition of existing buildings on site & erection of a mixed use development comprising up to 90 No. residential units, a care home (Use Class C2 & C3) & ancillary facilities including railway crossing, together with associated access, car parking & landscaping (resubmission following A/44/17/OUT). This application is a Departure from the Development Plan & lies within the parishes of Littlehampton & Rustington.

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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 19-OCT-17.**

You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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 Mr D Easton who can be contacted on telephone number 01903 737619.

Regards  
Planning Officer

consultee\_email

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

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