

From: Liz Rogers [REDACTED]
Sent: 02 July 2015 09:54
To: Planning.Responses
Subject: RE: Planning Consultation on: A/23/15/OUT

APPLICATION NO: A/23/15/OUT

Site Address: Land south of New Road (A259) and East of Brook Lane Angmering N/A

Description of Works: Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022 ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping & works.
Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level
Departure from the Development Plan

Water Voles, Reptiles and Great Crested Newts

As detailed within the Preliminary Ecological Assessment (Nov 2014), further activity surveys for reptiles, water voles and great crested newts are required onsite. These surveys will need to be done during the recommended time periods by a suitably qualified ecologist. These surveys need to be submitted with the planning application prior to determination. Any mitigation strategy's required will need to include full details of the mitigation proposed and should also be submitted with the planning application for our approval prior to determination.

Bats

If any of the trees are to be removed these will need to be assessed for bats to determine if bats are roosting within the trees. This initial survey plus any further surveys and mitigation strategy (if bats are found to be present) need to be submitted with the planning application prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September). The applicant should note that if bats are found to be roosting within the trees and the trees are being removed / disturbed then a Natural England Protected Species Licence would be required.

The woodland on site is 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 woodland (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native species to improve connectivity. 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.

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).

Kind Regards

Liz

Liz Rogers

Environment Officer
Health Protection and Environmental Management
Chichester District Council

<http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 19 June 2015 17:58

To: Environmental Strategy

Subject: Planning Consultation on: A/23/15/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/23/15/OUT

Registered: 17th March
2015

Site Address: Land south of New Road (A259) and East of Brook Lane
Angmering N/A

Grid Reference: 505229 103406

Description of Works: Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022sqm ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping & associated works.
Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level - This 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 13-MAY-15.**

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 Dan McEwan who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email

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