

[REDACTED]

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**From:** Wintle 1, Richard [REDACTED]  
**Sent:** 26 January 2022 17:03  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Consultation Response - A/270/21/OUT - Land off Arundel Road Angmering

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**For the attention of Mr Michael Eastham**

Please find Natural England's response in relation to the above mentioned consultation below.

Dear Mr Eastham,

**Application ref: A/270/21/OUT**

**Our ref: 380499**

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

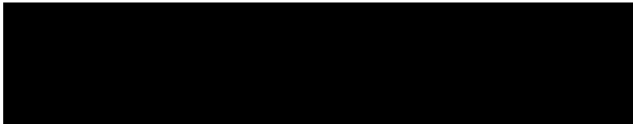
For applications close to the South Downs National Park we recommend you seek the advice of the South Downs National Park Authority.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely,

Kate Stanley  
Natural England  
County Hall  
Spetchley Road  
Worcester  
WR5 2NP



[www.gov.uk/natural-england](http://www.gov.uk/natural-england)



Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>  
**Sent:** 13 January 2022 14:23  
**To:** SM-NE-Consultations (NE) [REDACTED]  
**Subject:** Planning Consultation on: A/270/21/OUT

To: **Natural England**

## 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/270/21/OUT  
**Registered:** 4th January 2022  
**Site Address:** Land off Arundel Road Angmering  
**Grid Reference:** 506487 105336  
**Description of Works:** Hybrid application comprising: Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road; Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floorspace with associated parking provision. This site is a Departure from the Development Plan and affects the setting of listed buildings. .

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 17th February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

**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.**

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

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

DX 57406 Littlehampton

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