

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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**From:** Jennifer Pollitt [REDACTED]  
**Sent:** 15 February 2022 16:10  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: A/270/21/OUT

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Dear Michael,

Please see below our comments in relation to this application.

#### **Bats**

We will require updated bat activity surveys to understand how the site is used by bats. These will need to be submitted as part of a reserve matters application. However, to understand the impacts to bat species at this stage, we will require the previously completed Phase II surveys (2017/2018) to be submitted as part of the outline application.

*Buildings 3 and 4*

Following submission of Phase II Surveys Report and Ecological Mitigation and Enhancement Strategy (Dec 2021), we are happy that the mitigation proposed 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.

#### *Buildings 1, 2 and 14*

The bat surveys are out of date. As per the Phase II Surveys Report and Ecological Mitigation and Enhancement Strategy (Dec 2021), updated surveys on these building will be required and submitted prior to the determination of the reserve matters application. If bats are found to be using these buildings an updated mitigation strategy will be required and should be submitted prior to the determination of a reserve matters application.

#### *Marginal Vegetation*

All retained marginal vegetation will be used by bat species for feeding a commuting and should be protected and enhanced for this purpose. 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. Conditions should be used to ensure this.

#### *Trees*

If any trees are due to be removed as part of this development then they must first be assessed for their bat roost potential by a suitably trained ecologist. If there is bat roost potential or a roost is found then further surveys along with a mitigation scheme and Natural England Protected Species License will be required for the works.

#### **Badgers**

The mitigation proposed in the Phase II Surveys Report and Ecological Mitigation and Enhancement Strategy (Dec 2021) is suitable. A check of the outlier sett will be required within 2 months prior to the commencement of works. This check will be undertaken by a suitably trained ecologist. If the sett is deemed active then a 20m protective buffer will be required and maintained. Conditions should be used to ensure this.

#### **Reptiles and Amphibians**

We are satisfied that the mitigation proposed in the Phase II Surveys Report and Ecological Mitigation and Enhancement Strategy (Dec 2021) is suitable. Conditions should be used to ensure this. In the unlikely event that a great crested newt is found all works must stop immediately and Natural England consulted.

#### **Hazel Dormice**

The mitigation proposed in the Phase II Surveys Report and Ecological Mitigation and Enhancement Strategy (Dec 2021) is suitable and a conditions should be used to ensure this.

#### **Breeding 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 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 (within 24 hours of any work).

#### **Enhancements**

The Enhancements detailed in the Phase II Surveys Report and Ecological Mitigation and Enhancement Strategy (Dec 2021) are sufficient. These should be incorporated into the scheme and shown on the landscape plans. The plans

should reflect the recommendations made in the aforementioned reports and can be submitted for our approval as part of a reserve matters application.

## **CEMP and LEMP**

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

Kind Regards,

Jen



**Jennifer Pollitt**  
Environment Officer  
Environmental Strategy  
Chichester District Council

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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:** Environmental Strategy [REDACTED]

**Subject:** Planning Consultation on: A/270/21/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/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://app.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)

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