



From: Liz Rogers [REDACTED]
Sent: 09 April 2018 15:39
To: Planning.Responses
Subject: RE: Planning Consultation on: A/36/18/OUT

App No: A/36/18/OUT

Address: Land off Arundel Road Angmering BN16 4ET

Proposal: Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.

Dormice

As detailed within the EIA (December 2017), there is potential for dormice to be present onsite, though some mitigation has been proposed within the Ecological Mitigation and Enhancement Strategy (Dec 2017) this is unsuitable because the dormice surveys will need to inform the mitigation to ensure that it is suitable for the works. Due to this and as recommend within the EIA further dormice surveys are required, and following guidance from Natural England, the NPPF and the Biodiversity and Geological Conservation Circular 06 we require that these surveys are undertaken prior to determination. These surveys will need to take place during the active period April to October by a suitably qualified ecologist. If dormice are found to be present onsite mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination. The applicant should be aware that a Natural England Protected Species Licence may be required for the works.

Great Crested Newts

As detailed within the EIA (December 2017), there is potential for Great Crested Newts (GCN) to be present onsite, though some mitigation has been proposed within the Ecological Mitigation and Enhancement Strategy (Dec 2017) this is unsuitable because the GCN surveys will need to inform the mitigation to ensure that it is suitable for the works. The GCN surveys will need to include a variety of methods (environmental DNA, bottle or funnel trapping, egg search, torch survey, netting, pitfall trapping, refuge search) and a minimum of 4 site visits will be required. Following these surveys, if GCNs are onsite then a mitigation strategy will need to be produced and submitted to us along with the surveys prior to determination. The applicant should be aware that a Natural England Protected Species Licence may be required for the works.

Reptiles

As detailed within the EIA (December 2017), there is potential for reptiles to be present onsite, though some mitigation has been proposed within the Ecological Mitigation and Enhancement Strategy (Dec 2017) this is unsuitable because the reptile surveys will need to inform the mitigation to ensure that it is suitable for the works. Due to the protection reptiles hold the applicant will need to have reptile activity surveys undertaken by a suitably qualified and submitted with the planning application prior to determination. If reptiles are found to be present onsite then a mitigation strategy will also need to be written and will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works.

Bats

Though some emergence surveys have been undertaken on building B1 on the site, the other buildings which were identified as having bat roosting potential B2, B3, B4, B13 have not been surveyed. Though further surveys have been recommended for these buildings prior to demolition we require that they are undertaken prior to determination. The 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 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 (minimum 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 as detailed within the survey, new hedgerow should be planted. Conditions should be used to ensure this.

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 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

Though some enhancements have been included within the Ecological Mitigation and Enhancement Strategy (Dec 2017) until the further survey work for bats, dormice, GCN and reptiles has been done the enhancement plan cannot be finalised.

As part of the enhancement plan we will expect to see the inclusion of a wildlife area, wildflower meadow, wildlife pond, tree replacement at a ratio of 2:1, bat and bird boxes installed, grassland areas managed for reptiles, log pile houses and any gaps within hedgerows and treelines filled with native species.

Kind regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council



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

Sent: 28 March 2018 17:23

To: Environmental Strategy

Subject: Planning Consultation on: A/36/18/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/36/18/OUT

Registered: 15th March
2018

Site Address: Land off Arundel Road Angmering BN16 4ET

Grid Reference: 506639 105348

Description of Works: Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. 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 26-APR-18.

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>

NLPG UPRN 100062237016

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