

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 11 July 2018 15:14
To: Planning.Responses
Subject: RE: Please find attached amendment on planning application Ref: 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.

Bats

Following emergence surveys it has been confirmed that bats are roosting within buildings B3 and B4. Unfortunately not enough detail has been included within the Ecological Mitigation and Enhancement strategy (June 2018) for us to be satisfied that the bat mitigation is suitable. We require that a mitigation strategy for bats is submitted to us for approval prior to determination to ensure that the works would be licensable by Natural England.

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 as detailed within the survey, new hedgerow should be planted. 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.

Dormice

Though some evidence of dormice has been recorded so far on site, the dormice surveys are not yet complete. We require that prior to determination the dormice surveys are completed and are used to construct the mitigation strategy which needs to be submitted to us for approval prior to determination.

As detailed above for bats the hedgerows onsite will need to be retained and enhanced for dormice including the use of a buffer strip (as detailed for bats).

Reptiles

The reptile survey has shown that there is a low population of reptile's onsite. Due to this mitigation has been proposed within Ecological Mitigation and Enhancement strategy (June 2018). Though it has been proposed the grass will be cut to c. 30cm during the winter, the habitat will also need some manipulation during the summer with a gradual cut down to 10cm and then gradually cleared to allow any reptiles to disperse into the enhanced retained habitat onsite.

Badgers

Due to the presence of badgers onsite a 20m metre buffer needs to be included around the sett and the habitat used by badgers must be retained and enhanced. If this is not possible then a full mitigation strategy for badgers will be required and must be submitted prior to determination.

If there are any deep pits or holes onsite during the works there should be a secured plank within them to allow a means of escape.

Prior to start on site a badger survey should be undertaken to ensure badgers has not moved within the site. If a badger sett is found to have established within the construction area, Natural England should be consulted and a new 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

We are pleased to see the enhancements proposed within the Ecological Mitigation and Enhancement strategy (June 2018) and we will require that further details regarding these are included within the Landscape and Management Plan (LEMP). A condition should be used to ensure this takes place.

Kind Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

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



From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 10 July 2018 15:49
To: Environmental Strategy
Subject: Please find attached amendment on planning application Ref: A/36/18/OUT

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: A/36/18/OUT

Registered: 15-MAR-18
Site Address: Land off Arundel Road Angmering BN16 4ET

Grid Reference:

Category: Plan Applicat'n

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.

I am able to inform you that I have received an amendment to the above application dated 4th July 2018 relating to:- new highway & ecology information

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 9th August 2018.

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.

[Click here to make further comments](#)

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number Direct Dial: 01903 737529.

Thanking you in anticipation

Planning Case Officer

pmac21_email

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