
Re: Field House The Thatchway Angmering. A/38/26/HH

From Trevor Unsted [REDACTED]
Date Tue 24/03/2026 10:00
To Breezie Allwright <Breezie.Allwright@arun.gov.uk>

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Morning Breezie,
Following our conversation yesterday please find below the PEA. as requested.
If this satisfactorily addresses the question raised, please let me know and I will arrange for the £262.00 application fee to be paid immediately to enable the application to proceed.

PRELIMINARY ECOLOGICAL APPRAISAL.

Following a desktop search of The Sussex Biodiversity Records Centre and The NBA Atlas(www.nba.org.uk) it would appear that the proposal (A/38/26/HH) will have no detrimental affect on any protected species.

With regard to the question of the Bewick Swans, it should be noted that historically, the closest sitings have been in the Arundel/Burpham area.

Hope that does it and thanks for your help.

Take care and kindest regards,

Trevor.

Trevor Unsted
Sent from my iPad

On 23 Mar 2026, at 12:02, Trevor Unsted [REDACTED] > wrote:

Hi Breezie,
Many thanks for the PEA requirements, I'll get the information and application fee to you asap.
Take care and talk soon,
Trevor.
Trevor Unsted
Sent from my iPad

On 23 Mar 2026, at 11:51, Breezie Allwright
<Breezie.Allwright@arun.gov.uk> wrote:

Dear Mr Unsted,

Further to our phone call, please see attached the validation requirements.
For ease I have copied the section detailing the PEA requirements below:

Information Type	1. Protected Species and Site Surveys.
Geographic Location	A survey is needed for applications which may directly or indirectly affect: • Sites of Special Scientific Interest (SSSIs); • Ancient woodland; • Local nature reserves; • Sites of nature conservation importance (SNCIs) / local wildlife sites (LWS); • Nature improvement areas; • Habitats of principle importance • Biodiversity opportunity areas; • Sites where protected species or species of principle importance have been recorded or are likely to be present; • Sites within the Arun valley impact zone where Bewick swans may be present; • The Pagham Harbour Special Protection area Zone A • Sites within the Singleton and Cocking tunnels 12km consultation zone where bats may be present; Also required for development including the modification, conversion, demolition or removal of buildings and structures (especially roof voids) where protected species or species of principle importance are likely to be present. To check if the site is within a Site of Special Scientific Interest (SSSI), ancient woodland, the Arun valley impact zone or the Singleton and Cocking tunnel please refer to the planning validation interactive map: https://www.arun.gov.uk/planning-validation-requirements-interactive-map
What information required?	A Preliminary Ecological Appraisal (PEA), or similar, should be submitted to inform a sites ecological baseline. This should include a desktop (DATA) search of the Sussex Biodiversity Records Centre Data. The results should be used to inform the need for additional surveys for protected species/sites. All further species-specific surveys must be submitted as part of the application.

	Depending on the level of impact, sites within the Arun Valley Impact Risk Zone, Singleton and Cocking Tunnels buffer zone or within Pagham Harbour buffer zones (principally zone A) may require a shadow Habitats Regulation Assessment. As a general rule farm buildings and structures or dwellings surrounded by open space, fields, woods and / or close to water features such as rivers or lakes should undertake bat roost and activity surveys. The same is true for the development of land in such areas or the removal of trees. All these features make it likely that bats may be present or using the site for foraging or commuting, all of which is protected from disturbance. Habitat types for other protected and priority species should be assessed. A biodiversity survey needs to be carried out and if it is shown that bats may be using the site, further information will need to be provided to ensure foraging habitat and commuting routes are retained as well as a buffer to safeguard against disturbance.
Further assistance	Advice on the types of surveys required can be examined as part of the Council's pre-application advice service. You are likely to need to appoint an ecologist to produce the survey and the Chartered Institute of Ecology and Environmental Management has produced a useful guide for householders on appointing an ecologist: https://cieem.net/resource/a-householders-guide-to-engaging-an-ecologist/?filter_resource_type=75 They also have a list of consultants that are registered with them: https://cieem.net/i-need/finding-a-consultant/ Expanded guidance, including the full Natural England standing advice, can be found at: https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#standing-advice-for-protected-species Information can be found at The Sussex Biodiversity Record Centre: https://sxbrc.org.uk/home/ National mapping information can be found on the Defra Magic Website: https://magic.defra.gov.uk/ For further information on Sites of Special Scientific Interest:

<https://www.gov.uk/guidance/protected-areasites-of-special-scientific-interest>

Further information on the Arun valley can be found in the Arun Local Plan 2011-2031 Paragraph 17.1.26:

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n12863.pdf&ver=13003>

Further information on sites within the Singleton and Cocking tunnel can be found in the South Downs National Park Local Plan Policy SD10:

<https://www.southdowns.gov.uk/wp-content/uploads/2018/06/Chapter5-A-Thriving-Living-Landscape.pdf>

and:

<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-15-Draft-Sussex-Bat-SAC-Protocol.pdf>

Please do not hesitate if you have any further questions.

Kind regards,

Breezie Allwright

Planner Degree Apprentice, Planning Department

T: 01903737889

E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: Trevor Unste [REDACTED]

Sent: 18 March 2026 13:00

To: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Subject: Field House The Thatchway Angmering. A/38/26/HH

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Hi Breezie,

Many thanks for your email received yesterday.

Regarding the FRA, please find attached Flood Map and Definition obtained yesterday afternoon for your information and retention. Please note, the site slopes down to Black Ditch and there has been no report of any historic flooding which could influence this proposal.

Regarding the Heritage Statement, please see below:

HERITAGE STATEMENT.

The proposed building is in the vicinity of St Margaret's Church and approximately 80/85m away. It will be at a lower level to the church and screened by mature Laurel hedging.

It is thus considered that no detrimental impact, visual or otherwise will be caused or exacerbated by the proposal. Furthermore, the building is to the exact same size and location A/124/11 approved 2.11.2011

Regarding the PEA I'm unsure what is required in this case as I assume it wasn't required in 2011 and I certainly did not submit one with A/39/25/HH subsequently approved 12.5.2025

Perhaps you could give me a call on 07486 030547 to discuss what further information you require from me on the above items.

Your help in this matter would be very much appreciated and I'll look forward to hearing from you.

Many thanks and kindest regards,
Trevor.

Trevor Unsted
Sent from my iPad

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

DX 57406 Littlehampton

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<Householder Validation Requirements List 2024.pdf>