

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 30 April 2018 09:12
To: Planning.Responses
Subject: RE: Planning Consultation on: A/40/18/OUT

App No: A/40/18/OUT

Address: Land North of Water Lane Angmering

Proposal: Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping.
Departure from the Development Plan.

Ancient Woodland

We are pleased to see that a 15m Buffer zone has been included around the ancient woodland and that planting will be included within the buffer zone to create an extension to the woodland and dense screening and badger friendly fence line installed. A condition should be used to ensure this. There can be no works within this area and any footpaths / cycle paths must also be located beyond this buffer zone. . The lighting scheme should ensure there is no lighting in this area, with no light spill within the 15m buffer zone.

Hedgerows

These areas should be retained and any gaps which need to be created within the tree lines and hedgerows should be kept to a minimum. Where gaps have to be made, enhancements should be made to reduce the impact on the tree / hedge line for commuting and foraging bats. This could be done through directional lighting away from the vegetation and using the surrounding trees to create a continuous canopy over the road.

Long term management of the hedgerow and trees will be required. Full details on how these areas will be managed during the construction phase and post construction need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) which should be submitted as part of the reserve matters application.

Bats

All linear features are important for connectivity across the landscape and should be protected and enhanced as part of the proposals. Habitats should be improved through supplementary planting and the creation of new habitats on site through the additional of bat boxes, details of this should be provided at reserve matters stage within the LEMP.

The mature trees and hedgerows should be retained as part of the proposals and the areas should be enhanced with new tree lines and hedgerows. This includes the north and northwest boundaries of the site which also need to be

enhanced for dormice. Currently none of the trees which have been identified as having bat roosting potential are due to be removed. However if this changes then bat emergence surveys will be required on these trees

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

Following submission of the Dormouse Survey (Jan 2017)), 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 Licence will be required for the works and any vegetation clearance onsite. The vegetation clearance can only take place in September and October.

We are pleased to see that there are large buffers along the boundary where dormice are and along the ancient woodland. We are also pleased to see that the northern edge of site will be planted to create a woodland edge which connects to Grooms Copse and provide a large area of hedgerow.

Post development habitat management and dormouse population monitoring required as part of the license for the work, this will include maintaining hedgerows and planting for the foreseeable future. Funding for the monitoring and management should be secured through the section 106 agreement.

Badgers

A 20m buffer must be maintained from the badger sett within the site. We require that as part of the reserve matters application that a full management plan for this sett is submitted, which will need to include further details on the following;

- Planting- with a range of species which badgers are known to forage from as well as thorny species to protect badgers from new residents and pets
- Fencing around the buffer zone to encourage badgers to avoid the construction site and instead forage and commute across the adjacent groom's copse
- Trenched covered, and open pipes blocked
- Restricted working hours to between dawn and dusk
- Minimise any works within 30m of sett
- Tool box talk details
- Badger friendly fencing should be used in the boundary fencing of Grooms Copse to ensure connectivity is retained post development

Reptiles

To ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile habitat does not develop onsite. If this is not possible then a precautionary approach should be taken within the site with regards to reptiles

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

There are a number of enhancements that are detailed within the surveys that we require onsite including;

- Bat and bird boxes installed onsite
- Bat bricks and tiles incorporated into building design
- Dormice boxes to be erected within Grooms copse and the areas where dormice have been found
- Planted hedges used to create property boundaries rather than the use of fencing.
- Any trees removed should be replaced at a ratio of 2:1
- Wildlife pond - should be planted with plants that enhance invertebrate species and increase the food source for bats.
- Wildflower meadow
- Filling any gaps in tree lines or hedgerows with native species
- Planting of fruit trees within gardens and on open space.
- Grassland areas managed to benefit reptiles.
- Log piles onsite - Deadwood should remain onsite

Full details of these should be provided within the LEMP as part of a reserve matters application.

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: 09 April 2018 17:48
To: Environmental Strategy
Subject: Planning Consultation on: A/40/18/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/40/18/OUT
Registered: 29th March
2018
Site Address: Land North of Water Lane Angmering
Grid Reference: 507459 105141
Description of Works: Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space,

play areas, access, associated infrastructure and landscaping.
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 10-MAY-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 Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email

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

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