

Please upload as Consultation response please

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From: [REDACTED]
Sent: 23 March 2017 10:05
To: Planning.Responses
Subject: RE: Planning Consultation on: A/44/17/OUT

App No: A/44/17/OUT

Address: Land west of Brook Lane and South of A259 Angmering BN16 3JL

Proposal: Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping.

Bats

As detailed within the Preliminary Ecological Appraisal Building Inspection for Bats (Feb 2017) there is potential for bats to be roosting within the house and garage on site. Due to this and as recommend within the survey further bat emergence surveys are required to determine if bats are roosting onsite prior to determination. This 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.

Two trees have also been identified as having bat roosting potential including an England Walnut in the garden of the house and a large Oak tree at the eastern end of the central field. If these trees are being retained we require that a buffer zone is included around them to ensure they remain undisturbed. If however any works are required on these trees further emergence survey work will be required and as detailed above will need to be submitted for approval prior to determination.

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, 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.

Reptiles

As detailed within the Preliminary Ecological Appraisal Building Inspection for Bats (Feb 2017) there is potential for reptiles to be onsite. Due to the protection reptiles hold the applicant will need to have a reptile activity survey undertaken by a suitably qualified ecologist and submitted with the planning application prior to determination. If reptiles are found onsite then a mitigation strategy will need to be produced and include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works. This strategy will also need to be submitted prior to determination.

Water voles

The brook on the eastern boundary of the site has previously been surveyed for water voles and their presence has been established within the brook. A mitigation strategy which was written by Urban Edge Ecology in 2015 is referred to within the Preliminary Ecological Appraisal (Feb 2017) for works which would widen the road and works to the bridge. Please can the applicant provide this full mitigation strategy and ensure that this is tailored to the current proposals. This strategy will need to include details of the full mitigation measures and details of habitat improvements / recreation which will be made for water voles as part of the mitigation. We require that this is submitted for our approval prior to determination.

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

We require that a condition is included to ensure that at reserve matters stage a Construction Environmental Management Plan (CEMP) is compiled for the site and this will need to include further details of the environmental enhancements onsite. We would want to see the following included within the scheme;

- A wildlife area onsite
- Tree replacement programme so there is no net loss of trees onsite
- Hedgerow enhanced with native planting
- Native species planting scheme within the landscaping design
- Log piles incorporated
- Bird and bat boxes installed

Secondly we require that a condition is put in place to ensure that at reserve matters stage a Landscape and Management Plan (LEMP) is submitted as part of the application and detail the ongoing management and aftercare of the site once construction is complete.

Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 21 March 2017 15:33
To: Environmental Strategy
Subject: Planning Consultation on: A/44/17/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/44/17/OUT

Registered: 13th March
2017

Site Address: Land west of Brook Lane and South of A259 Angmering BN16
3JL

Grid Reference: 505052 103544

Description of Works: Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping.

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 20-APR-17.**

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 Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

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

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