

Date: 07 April 2017
Our ref: 212042
Your ref: A/44/17/OUT



Mr D Easton
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Planning.responses@arun.gov.uk

Dear Mr Easton

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

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

Thank you for your consultation on the above dated 23 March 2017 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Natural England's advice on other natural environment issues is set out below.

European sites – Arun Valley Special Protection Area

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Arun Valley Special Protection Area and has no objection to the proposed development.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out. The following may provide a suitable justification for that decision:

- The application site falls within the Impact Risk Zone for foraging habitat for Bewick's swans that form part of the interest of the Arun Valley SPA. However, based on the shape of the site, the fact that it falls between the main road and railway line, and the habitats identified in the Preliminary Ecological Appraisal, it is unlikely to be regularly used by Bewick's swans.

Therefore, it is not functionally linked to the SPA, and its loss is unlikely to have a significant effect on the SPA.

Other advice

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement

Development provides opportunities to contribute to and enhance biodiversity and the local environment, as outlined in paragraph 109 of the NPPF. Your authority should consider securing ecological enhancement measures, if it is minded to grant permission. This is in accordance with Paragraph 118 of the NPPF.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on [REDACTED]

[REDACTED]
Yours sincerely

Alison Giacomelli
Sussex and Kent Area Team

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>