

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 11 May 2017 11:02
To: Planning.Responses
Subject: RE: Please find attached amendment on planning application Ref: A/44/17/OUT

11.05.2017 - Updated comments following submission of supplementary documents for bats, water voles and reptiles.

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

Following submission of Bat Survey and Mitigation Report May 2017), we are happy that the mitigation proposed would be suitable, and 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 further surveys are required prior to the license being applied for. These surveys and the licence will need to be done and obtained prior to any works taking place.

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.

Water voles

Following submission of the Water Vole Mitigation and Method Statement (May 2017) we are happy that the mitigation proposed would be suitable, and condition should be used to ensure this takes place.

Reptiles

The submitted Reptile Survey (2017) has determined there is a moderate populations of reptiles onsite. Due to this mitigation has been proposed within the Reptile Survey 2017 and we are happy that this mitigation is suitable and this can be conditioned. The applicant should note that no works can commence until the reptile translocation has taken place.

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: 10 May 2017 11:03
To: Environmental Strategy
Subject: Please find attached amendment on planning application Ref: A/44/17/OUT

To: **Ecology Advisor**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: A/44/17/OUT

Registered: 13-MAR-17
Site Address: Land west of Brook Lane and South of A259 Angmering BN16 3JL

Grid Reference:

Category: Plan Applicat'n

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 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. Departure from the Development Plan. This application also falls within the parishes of Littlehampton & Rustington.

I am able to inform you that I have received an amendment to the above application dated 8th May 2017 relating to:- Supplementary Reptiles Report, Bat Letter Report and Water Vole Mitigation Strategy Report

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 21st April 2017.

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

Thanking you in anticipation

Planning Case Officer

pmac21_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

LEGAL DISCLAIMER

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

If you have received this e-mail in error please notify the Chichester District Council administrator.

