

22nd July 2022

Mrs Anita Gardner
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

By email only

DESKTOP SUPPORT FOR APPEAL

Appeal ref: APP/C3810/W/22/3301932

LPA ref: A/45/22/PL

Site address: Angmering: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB

Description of the development: Erection of 167 No new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for requesting desktop support for an Appeal on this site from Place Services' ecological advice service. This service provides advice to planning officers to inform Arun District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

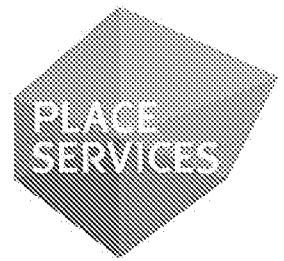
Dear Anita,

Thank you for consulting Place Services on the above desktop support for an Appeal against non-determination for planning permission by Arun DC.

We have reviewed the Bat Activity Survey Report (James Blake Associates, November 2021) submitted by the appellant, to determine the actual or likely presence of bats on the site and how they would be affected by the proposed development.

We note that Arun's previous ecological adviser requested this information prior to determination and as this was not provided, the lack of certainty for the LPA on impacts on protected species, particularly bats, was one of the reasons for non-determination by Arun DC.

We note that the Preliminary Ecological Appraisal (James Blake Associates, March 2021) assessed the on site trees as having 'low' to 'negligible' bat roost potential and recommended a bat activity survey be conducted. The Bat Activity Survey Report (James Blake Associates, November 2021)



identified moderate to low foraging and commuting activity across the site, concentrated mainly along the western and eastern boundaries. Bat species encountered during the activity surveys include Common Pipistrelle, Soprano Pipistrelle, Nathusius Pipistrelle, Natterer's Bat, Noctule Bat and Brown Long-eared Bat.

In line with NPPF, biodiversity enhancement measures are recommended for inclusion within the new development the installation of bat boxes onto suitable boundary trees and integrated within the design of the new dwellings, an appropriate lighting design scheme and provision of native planting where there are gaps in retained tree/ hedgerow lines.

In accordance with Government Circular 06/2005, the likelihood of protected species to be present and affected by the development has now been established before planning permission is granted. The results of bat activity surveys are considered helpful in informing the Appeal and provide certainty of likely impacts on bats to the Inspector in order to demonstrate compliance with the Conservation of Habitats and Species Regulations 2017 (as amended).

We are therefore satisfied that there is now sufficient ecological information available to the Inspector to ensure that the development will not result in any significant ecological impact.

In the event that the Inspector is minded to allow the appeal and grant planning permission for this development, we recommend a planning condition to provide a biodiversity enhancement layout to secure the measures recommended by the appellant's ecologist.

Submission for approval and implementation of the details below should be a condition of any planning consent to secure ecological enhancements to deliver net gain:

Recommended Condition (all taken from BS42020:2013 which have PINS approval)

1. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT

"A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures, contained within the Bat Activity Survey Report (James Blake Associates, November 2021), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter."

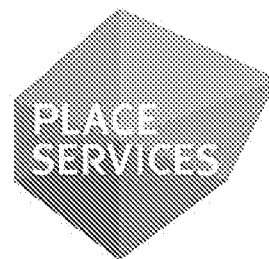
Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Please contact me with any further queries.

Yours sincerely,

Hayley Dean MSc BSc (Hons)

A current Qualifying member of CIEEM
Ecological Consultant



Place Services provide ecological advice on behalf of Arun District Council.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

[REDACTED]

Ecology

Planning Apprentice, Planning Department

T: 01903 737646

E: hannah.riddle@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Place Services Ecology [REDACTED]

Sent: 22 July 2022 16:02

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Sue Hooton - [REDACTED]
[REDACTED]

Subject: RE: Planning Consultation on: A/45/22/PL

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Dear Anita,

Please find attached our desktop support for appeal, relating to A/45/22/PL. Any queries do let me know.

Kind regards,

Hayley Dean MSc BSc (Hons)
A current Qualifying member of CIEEM
Ecological Consultant at Place Services

(she/her/Miss)

[REDACTED]



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 11 July 2022 10:34
To: Place Services Ecology <[REDACTED]>
Subject: Planning Consultation on: A/45/22/PL

CAUTION: This is an external email.

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

Application No: A/45/22/PL
Registered: 24th March 2022
Site Address: Rustington Golf Centre Golfers Lane Angmering BN16 4NB
Grid Reference: 505472 103584
Description of Works: Erection of 167 No new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 13th May 2022 .
You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020

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

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