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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Liz Annalls [REDACTED]
Sent: 27 May 2020 11:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: A/76/20/PL

App No: A/76/20/PL
Address: Land at Dapers Lane Angmering
Proposal: 84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way.

Dormice

As detailed within the Dormouse Survey report (Feb 2019) dormouse have been found to be nesting and foraging within the hedgerows onsite. Due to this mitigation is required along with a Protected Species License from Natural England. Unfortunately very little information has been provided relating to this mitigation. We require that prior to determination a mitigation strategy is submitted detailing the timings of the works, retention of areas, methodology of the works, enhancements and post development monitoring and safeguarding.

Great Crested Newts

A precautionary approach should be taken for Great Crested Newts as detailed within the Great Crested newts eDNA Results letter (June 2017). This includes all clearance of dense scrub, hedgerow and) tall grassland being undertaken in the presence of an ecologist during the active reptile period (march to October) and this clearance should be carried out in stages.

Bats

Following submission of Ecological Appraisal September 2017), we are happy that the mitigation proposed within section 5.2 would be suitable. A condition should be used to ensure this takes place. The applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place

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.

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. Conditions should be used to ensure this.

There are a number of enhancements which we require which are detailed below within the nett biodiversity gain comments.

Reptiles

Following submission of Preliminary Ecological Appraisal (Dec 2019), we are happy that the precautionary mitigation proposed within section 5.3.3. would be suitable. A condition should be used to ensure this takes place.

Badgers

As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

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 (within 24 hours of any work).

Net Biodiversity Gain

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. Though some biodiversity enhancements have been recommended within the Preliminary Ecological Appraisal (Dec 2019), further information is required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadows
- Wildlife area onsite
- Filling any gaps in tree lines or hedgerows with native species
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the properties.
- Grassland areas managed to benefit reptiles.

- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- hedgehog nesting boxes included on the site

Kind Regards

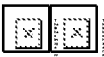
Liz



Liz Annalls

Environment Officer
Environmental Protection
Chichester District Council

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



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 26 May 2020 16:19

To: Environmental Strategy [REDACTED]

Subject: Planning Consultation on: A/76/20/PL

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/76/20/PL
Registered: 20th May 2020
Site Address: Land at Dapers Lane Angmering
Grid Reference: 507136 105198

Description of Works: 84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 25th June 2020 . 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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> 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

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (OD8) 2020

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