

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 06 October 2020 15:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/76/20/PL - Dappers Lane, Angmering

Please upload onto Ocella the email below from the **applicant** confirming the wording of the draft ecology condition for **A/76/20/PL**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Jackson, Laura [REDACTED]
Sent: 06 October 2020 15:07
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Clark, Robert [REDACTED]
Subject: RE: A/76/20/PL - Dappers Lane, Angmering

Hello Michael

I'm happy with option 1, suggest slight tweaking so that all enhancements are secured is detailed in red:

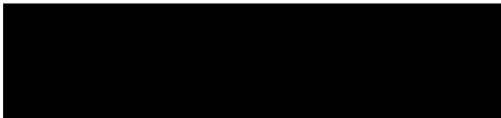
I did debate whether or not the planting schedules in drawing LA101D, the northern POS details in LA104D and LEAP design in LA105D also needed to be specified. These are in the list of approved drawings in condition 2, so it isn't strictly necessary to repeat them here, but if for completeness you want to add them to the ecology condition then they can be.

Thanks
Laura

Laura Jackson
Planning Manager

Land & Technical Department

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ



www.persimmonhomes.com

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 06 October 2020 14:28
To: Jackson, Laura [REDACTED]
Cc: Clark, Robert [REDACTED]
Subject: RE: A/76/20/PL - Dappers Lane, Angmering

Hi Laura,

Would you accept one of the following ecology conditions?

The development must be carried out in accordance with the Ecological Enhancement Plan dated August 2020 by WYG which details ecological enhancement specifications, drawing Figure 2A (Rev A) contained within the Ecological Enhancement Plan and Landscape Strategy drawing reference LA100(D). The enhancements and mitigation measures shown on the drawing shall be implemented in full and permanently retained and thereafter maintained as fit for purpose.

Reason: *This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-construction condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.*

OR

Prior to the commencement of construction works an updated Schedule of Works shall be submitted to the Local Planning Authority for approval and will be based on the recommendations within the supporting Ecological Appraisal, September 2017, Preliminary Ecological Appraisal, December 2019, the Great Crested newts eDNA Results letter, June 2017, the Dormouse Mitigation Strategy, June 2020 and the Biodiversity Enhancement Plan,

August 2020. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Reason: *This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-construction condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.*

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Jackson, Laura [REDACTED]
Sent: 06 October 2020 08:45
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Clark, Robert [REDACTED]
Subject: RE: A/76/20/PL - Dappers Lane, Angmering

Hello Michael

The issue I have with the condition is that I believe all the information has been provided in our EPP and Landscape Masterplan, therefore I am not clear what reasonably more is required, which was my query to your ecologist.

This is clearly a generic condition, not tailored to the information we have already submitted, and this is demonstrated by reference to 'measures to minimise the disturbance of badgers' when our submitted ecological documentation states no evidence of badgers. Furthermore, details relating to buffer strips, planting schedules are all detailed on the landscape masterplan, again demonstrating it is not taking account of what has been submitted.

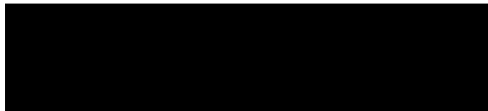
I'm going to go back to our ecologist for their review and will be revert back further as I am not happy to accept unnecessary conditions that could lead to a delay in starting on site when planning permission is achieved.

Regards
Laura

Laura Jackson
Planning Manager

Land & Technical Department

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey

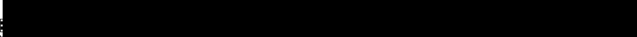


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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 05 October 2020 09:39

To: Jackson, Laura

Cc: Clark, Robert <

Subject: FW: A/76/20/PL - Dappers Lane, Angmering

Hi Laura,

Please see the email below from the **ADC Ecological Advisor** confirming that the wording of the draft ecology condition for **A/76/20/PL** is acceptable.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Liz Annalls

Sent: 05 October 2020 09:28

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: RE: A/76/20/PL - Dappers Lane, Angmering

Morning

I am fine this this condition.

Many Thanks

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

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



From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 02 October 2020 11:22
To: Liz Annalls
Cc: Jackson, Laura
Subject: A/76/20/PL - Dappers Lane, Angmering

Hi Liz,

Would you be happy with the following condition being imposed on planning application **A/76/20/PL – Dappers Lane, Angmering?**

Prior to the commencement of construction works a Schedule of Works shall be submitted to the Local Planning Authority for approval and will be based on the recommendations within the supporting Ecological Appraisal, September 2017, Preliminary Ecological Appraisal, December 2019, the Great Crested newts eDNA Results letter, June 2017, the Dormouse Mitigation Strategy, June 2020 and the Biodiversity Enhancement Plan, August 2020. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Schedule of Works shall include but not be restricted to:

- Timings for clearance of trees or scrub to avoid impacts on breeding birds and dormice;*
- Clearance of dense scrub / hedgerow / tall grassland to be overseen by a licensed great crested newt ecologist. The clearance of vegetation should be undertaken during the period when amphibians are active, from March to October inclusive;*
- Grassland areas should be managed to benefit reptiles;*
- Details of the wildflower meadow;*
- Details of the pond creation (i.e. the attenuation basin);*
- Details of compensatory and additional tree planting;*
- Details of compensatory boundary habitat planting and wildflower meadow planting on-site;*
- Details and locations of bird, bat, dormice, barn owl and hedgehog nesting boxes, and log piles provided on the site;*
- Bat bricks / tiles are integrated into the buildings on site facing south/south westerly positioned 3-5 metres above ground;*
- Implementation and retention of a dormouse mitigation buffer along the northern and western boundaries of the site as identified on Figure 3 Rev. A: "Mitigation and Enhancement Plan" in the Dormouse Mitigation Strategy, 29th June 2020;*
- Post development habitat management and dormouse population monitoring will include maintaining hedgerows and planting;*
- Measures to minimise the disturbance of badgers;*
- Boundary features to measure at least 5.0 metre width for the majority of the site to allow for commuting badgers;*
- The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced;*
- 5.0 metre' wide buffer strip around the hedgerows for the bats;*
- Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required;*
- Filling any gaps in tree lines or hedgerows with native species;*
- Gaps are included at the bottom of the fences to allow movement of small mammals across the site.*

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-construction condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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E: michael.eastham@arun.gov.uk

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