



From: Liz Rogers [REDACTED]
Sent: 07 June 2017 14:22
To: Planning.Responses
Subject: RE: Planning Consultation on: A/99/17/OUT

App No: A/99/17/OUT

Address: Land South of Water Lane Angmering

Description of Works: Outline application with some matters reserved (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings. This application is a Departure from the Development Plan

Landscape and Management Plan (LEMP)

We require that a Landscape and Management Plan (LEMP) is construction for the site detailing the management and maintenance of the site once construction has ended. A condition should be used to ensure this is takes place and the plan submitted to us for approval at reserve matters stage.

Hedgerows / Treelines

There is a strong well-connected network of hedgerows and tree lines through the site providing green links into the wider landscape. The hedgerows and trees should be retained and this should include 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. A condition should be used to ensure this.

Stream onsite

The stream to the north of the site should remain undisturbed as shown in current plans. Management of this area should be included within the LEMP. A buffer zone should be set up around the stream (5m from the stream bank) and fencing should be used to ensure this are remains undisturbed. If this is not possible further survey work for water voles will be required.

Bats

As detailed above the hedgerows and woodland are being retained and buffered to ensure these areas are protected for bats.

We require that bat boxes are installed onsite to provide roosting opportunities for bats.

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.

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.

If there are any deep pits or holes onsite during the works there should be a secured plank within them to allow a means of escape of any animals. No impenetrable fencing should be used onsite, so animals are still able to move through the development and not become trapped.

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).

Bird boxes should be installed onsite for a variety of bird species.

Enhancements

There are a number of enhancements we would like to see incorporated into the scheme including

- Any trees removed should be replace at a ratio of 2:1
- Hedge planting used for boundary features between units rather than fencing
- Stream onsite buffered and enhanced for water voles
- Wildlife pond
- Wildflower meadow
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- Grassland areas managed to benefit reptiles
- Log piles onsite

Kind Regards

Liz

Liz Rogers

Environment Officer

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 02 June 2017 16:33

To: Environmental Strategy

Subject: Planning Consultation on: A/99/17/OUT

To: **Ecology Advisor**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 5 - Articles 16 & 18 Consultation before the grant of permission**

Outline Consent

APPLICATION NO: A/99/17/OUT

Registered: 23rd May
2017

Site Address: Land South of Water Lane Angmering

Grid Reference: 507406 104672

Description of Works: Outline application with some matters reserved (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings. This application is a Departure from the Development Plan

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 29-JUN-17.

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.

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

The officer dealing with this application is David Innes who can be contacted on

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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