

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 01 December 2020 11:15  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: BN/142/20/OUT

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

**From:** Liz Annalls [REDACTED]  
**Sent:** 01 December 2020 10:37  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** RE: Planning Consultation on: BN/142/20/OUT

**Application No:** BN/142/20/OUT  
**Site Address:** Land south of Barnham Station Barnham  
**Description of Works:** Outline planning application with all matters reserved, other than principal means of access, for up to 200 No. dwellings, with access taken from Marshall Close, associated infrastructure & landscaping & demolition of existing buildings. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

As detailed within section 6.1.2. of the Ecological Appraisal (Nov 2020) 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.

#### Water courses

As detailed within section 6.1.3 of the Ecological Appraisal (Nov 2020) we are satisfied that the precautionary measures proposed to protect the water courses onsite are suitable and a condition should be used to ensure this takes place.

### **Bats**

As detailed within the Ecological Appraisal (Nov 2020) the trees which have been noted as having bat potential should be retained and protected from harm during the works (T1, T2, T4, T5, T6). It has been noted that trees T5 and T6 will be lost within the current proposals so they will need to have bat surveys undertaken, and these surveys must be submitted as part of reserve matters app

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**

As detailed within section 6.1.10 of the Ecological Appraisal (Nov 2020) we are satisfied that the precautionary measures proposed to protect any badgers onsite are suitable and a condition should be used to ensure this takes place.

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.

### **Dormice**

As detailed within the Ecological Appraisal (Nov 2020) the dormice surveys will be complete at the end of November 2020. Please can the updated report for dormice be submitted as part of this application prior to determination.

### **Water voles**

As detailed within section 6.1.14 of the Ecological Appraisal (Nov 2020) a 8m buffer will be installed around the round ditch onsite and protection measures put in place to protect this area and the water voles within it. Further information on how water voles will be protected during the development need to be provided as part of the reserve matters application within a water vole mitigation statement.

### **Reptiles**

As detailed within section 6.1.16 of the Ecological Appraisal (Nov 2020) we are satisfied that the precautionary measures proposed to protect reptiles onsite are suitable and a condition should be used to ensure this takes place.

### **Hedgehogs**

As detailed within section 6.1.15 of the Ecological Appraisal (Nov 2020) we are satisfied that the precautionary measures proposed to protect the hedgehogs onsite are suitable and a condition should be used to ensure this takes place.

### **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 1<sup>st</sup> March – 1<sup>st</sup> 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).

A check will also be required for birds' nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

We are satisfied that the proposed enhancement for birds including owls detailed within section 6.2 of the Ecological Appraisal (Nov 2020) is suitable and should be conditioned as part of a Policy ENV DM5 condition

#### Policy ENV DM5

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. We are satisfied that the biodiversity enhancements recommended within section 6.2 of the Ecological Appraisal (Nov 2020) are suitable and should be incorporated into the landscaping scheme. A condition should be used to ensure this takes place.

Kind Regards

Liz



**Liz Annalls**  
Environment Officer  
Environmental Protection  
Chichester District Council

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



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

**Sent:** 26 November 2020 11:49

**To:** Environmental Strategy

**Subject:** Planning Consultation on: BN/142/20/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:** BN/142/20/OUT

**Registered:** 24th November 2020

**Site Address:** Land south of Barnham Station Barnham

**Grid Reference:** 495741 104191

**Description of Works:** Outline planning application with all matters reserved, other than principal means of access, for up to 200 No. dwellings, with access taken from Marshall Close, associated infrastructure & landscaping & demolition of existing buildings. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public 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 2nd January 2021 . You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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

Raymond Cole

Planning Officer- Arun District Council

Telephone: 01903 737598

Email: [raymond.cole@arun.gov.uk](mailto:raymond.cole@arun.gov.uk)

PLCONSULT (ODS) 2020

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