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**From:** Liz Rogers [REDACTED]  
**Sent:** 20 June 2018 12:04  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: CM/16/18/PL

**App No:** CM/16/18/PL

**Address:** Land to the rear of Bairds Farm Shop Crookthorne Lane Climping OX27 7LT

**Proposal:** Development of a 64-bed Specialist Dementia Care Centre together with access, parking & landscaping (Use Class C2). This application is a Departure from the Development Plan & affects the setting of a Listed Building.

#### **Great Crested Newts**

Following the surveys undertaken on the site and surrounding ponds there is evidence that GCN are active within a pond 25m from the site and GCN may be using the terrestrial habitat onsite. Due to this mitigation has been proposed within the GCN Reasonable Avoidance Method Statement (May 2018) which we are happy is suitable and can be conditioned.

#### **Reptiles**

We are satisfied that no reptiles are currently on the site. However if any reptiles are discovered onsite during the development, works should stop immediately and Natural England contacted.

#### **Bats**

As detailed within the Preliminary Ecological Appraisal building B2 has been identified as having some bat potential and will likely be disturbed by the development so additional surveys are required to determine where bats are roosting within the building. We require that this survey is undertaken and the report submitted prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for our approval with the planning application. If bats are found to be roosting within the building mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

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.

#### **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 (with 24 hours of any work).

Kind Regards

Liz



**Liz Rogers**  
Environment Officer  
Environment  
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](mailto:planning.responses@arun.gov.uk)]

**Sent:** 19 June 2018 10:34

**To:** Environmental Strategy

**Subject:** Planning Consultation on: CM/16/18/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:** CM/16/18/PL

**Registered:** 30th May  
2018

**Site Address:** Land to the rear of Bairds Farm Shop Crookthorne Lane  
Climping OX27 7LT

**Grid Reference:** 499972 101710

**Description of Works:** Development of a 64-bed Specialist Dementia Care Centre together with access, parking & landscaping (Use Class C2). This application is a Departure from the Development Plan & affects the setting of a Listed Building.

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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 19-JUL-18.**

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.**

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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards  
Planning Officer

consultee\_email

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

DX 57406 Littlehampton

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