Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 06 February 2017 08:54
To: Planning Scanning
Subject: FW: CM/1/17/OUT 300 dwellings on land W of Church Lane, Climping
Attachments: CM-1-17-OUT_NE response_300 houses W of Church Lane, Climping_206146.pdf; NE Feedback Form.pdf

[redacted]
Sent: 03 February 2017 12:02
To: Planning.Responses
Subject: CM/1/17/OUT 300 dwellings on land W of Church Lane, Climping

Please find attached comments from Natural England regarding the above proposal.

Kind regards,

Alison Giacomelli
Lead Adviser – Sustainable Development
Sussex & Kent Area Team

Natural England
Guildbourne House
Chatsworth Road
Worthing
BN11 1LD

[redacted]

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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ARUN DISTRICT COUNCIL CM/1/17/OUT

Date: 03 February 2017
Our ref: 206146
Your ref: CM/1/17/OUT

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

[redacted]

Claire Potts
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

BY EMAIL ONLY
[redacted]

Dear Claire

Planning consultation: Outline application with all matters reserved for the erection of up to 300 dwellings & ancillary development comprising open space, a building within use class D1 of up to 875 sqm net, a building for A1 use having a floor area of up to 530 sqm , together with open space & ancillary works, including car parking & drainage arrangements.
Location: Land West of Church Lane & South of Horsemere Green Lane Climping

Thank you for your consultation on the above dated 16 January 2017 which was received by Natural England on the same date

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites or best and most versatile land and has no objection.

Climping Beach Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection. This is because there is no hydrological link between the application site and the SSSI, therefore, there will be no impacts on SSSI habitats in terms of water quality or water resources. Furthermore, the SSSI is notified for its population of sanderling, which would not make use of the application site, so will not be affected by it.

Soils and Land Quality
From the documents accompanying the consultation we consider this application falls outside the scope of the Development Management Procedure Order (as amended) consultation arrangements,

as the proposed development would not appear to lead to the loss of over 20 ha 'best and most versatile' agricultural land (paragraph 112 of the National Planning Policy Framework): whilst the application site appears to be around 20ha, the developed part of the site is only around 14ha.

For this reason we do not propose to make any detailed comments in relation to agricultural land quality and soils, although more general guidance is available in Defra *Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*[1], and we recommend that this is followed. Further information is also contained in Natural England's Technical Information Note 049[2].

If, however, you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Other advice
Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Should the proposal change, I would be grateful if you could consult us again.

If you have any queries relating to the advice in this letter please contact me on 0208 225 7693

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Alison Giacomelli
Sussex and Kent Area Team

[1] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69308/pb13298-code-of-practice-090910.pdf
[2] http://publications.naturalengland.org.uk/publication/35012

ARUN DISTRICT COUNCIL CM/1/17/OUT

Annex A – Additional Advice

Protected Species
Natural England has produced standing advice[3] to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Priority habitats and species
Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. List of priority habitats and species can be found here[4]. Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species is considered likely.

Environmental enhancement
Development provides opportunities to contribute to and enhance biodiversity and the local environment, as outlined in paragraph 109 and 118 of the NPPF. We advise you to consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to positively contribute to the local landscape.
- Using native plants in landscaping schemes as better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife, and to avoid detriment to species like bats.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation
Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

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[3] https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals

[4] http://webarchive.nationalarchives.gov.uk/20140711133551/http:/www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx