

Daun Johnson

From: Anita Gardner
Sent: 10 November 2009 12:39
To: Planning.Responses
Subject: FW: Development Team Consultation - FN/56/09 (Arun)

From: Don.Baker@westsussex.gov.uk [mailto:Don.Baker@westsussex.gov.uk]
Sent: 10 November 2009 11:39
To: planning.consultations@westsussex.gov.uk
Cc: Anita Gardner; Ben.Rainbow@westsussex.gov.uk
Subject: Fw: Development Team Consultation - FN/56/09 (Arun)

Q14 on the application form has been incorrectly answered. The proposed extension to the caravan site overlaps with a Site of Nature Conservation Importance Ar03 containing priority habitats and species material to a planning application. The development will taking some small part of the SNCI and will result in an increase in recreation pressure and disturbance from dogs (SNCI is labelled as recreation and dog walking area). Accordingly, the application should not have been validated without a ecological assessment and mitigation plan. Likely mitigation may involve habitat management for the SNCI under the applicant's control and landscaping outside and along the eastern boundary of the site in the form of scraping off existing turf and re-sowing with a suitable conservation grade seed mix such as British Seed House RE4 (which is likely to be a close match to adjacent chalk grassland areas).

More information is required to make a suitable determination however, should the LPA be minded to approve the application then please attach the following condition:

Prior to the commencement of development or any preparatory work hereby approved, a landscape/ecological scheme shall be submitted to and agreed by the Local Planning Authority detailing how additional areas of chalk grassland shall be provided and how existing areas of chalk grassland shall be improved.

Reason: To ensure the planting of suitable, locally appropriate native species with in accordance with policies: ADC Local Plan GEN29 & GEN30; SE Plan, NRM5, PPS9 paragraphs 12 & 14. Likely mitigation will also involve habitat management for the SNCI under the applicant's control and landscaping outside and along the eastern boundary of the site in the form of scraping off existing turf and re-sowing with a suitable conservation grade seed mix such as British Seed House RE4 (which is likely to be a close match to adjacent chalk grassland areas).

Don Baker MIEEM Senior Ecologist, Environment & Heritage, West Sussex County Council Location: 1st Floor Northleigh, Tower Street, PO19 1RH Internal: 56691 External: +44 (0) 1243-756691 E-mail: don.baker@westsussex.gov.uk



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----- Forwarded by Don Baker/PL/WSCC on 10/11/2009 09:18 -----

SU Development Control TPS/WSCC

Sent by: Daniel Bartlett

To CCD Planning Consultations/WSCC@WSCC, Don
Baker/PL/WSCC@WSCC, Mark Taylor/PL/WSCC@WSCC

cc

04/11/2009 10:48

Subject Development Team Consultation - FN/56/09 (Arun)

The County Council has been consulted by **Arun county Council** on this planning application:

**Extension of existing caravan site & provision of 14 x touring caravan pitches.
Erection of 2 small buildings to accommodate a toilet block, refuse and wash-up area.**

At

Caravan site south of, Findon Cricket Club, Long Furlong, Findon, West Sussex

SRU (LO) will be responding on this application.

As a development team approach is required, the LO will review the application to understand the elements relating to each officers specialised area, and decide whether a meeting is needed to explain the background of the application and specific issues which you will need to be aware of. Once all consultations have been received / decided, this will provide the Lead Officer with sufficient / relevant information to enable a response to be provided for the planning application.

All comments will be required before the deadline on this proposal, i.e. **11/11/09**.

Grid References: **511300 / 108780**

Many thanks & Regards,

Maddy 77 562 / Dan 53 956



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