

From: [REDACTED]
Sent: 19 March 2020 15:21
To: Planning.Responses
Subject: RE: Planning Consultation on: F/4/20/OUT

App No: F/4/20/OUT

Address: Land at Ford Airfield Ford, West Sussex

Proposal: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application falls within CIL Zone 1 - Zero Rated.

Following review of the Environmental Statement and the reports relating to this, it is clear that a lot of survey work has been undertaken on the site relating to protected sites, species and habitats onsite. However though all the findings of these surveys have been included within the ES no mitigation strategies / schemes have been discussed and there is a lack of information on how Green Infrastructure will be incorporated into the scheme. Below I have summarised the main habitats, and protected species and sites relating to the site but also an indication of what information we would expect to see for the mitigation across the site. If there is a mitigation report available please can this be submitted for this application.

Arun Valley SPA

As discussed within the ES there are habitats which are adjacent to the site that are used by Bewick swans who are protected as part of the Arun Valley SPA. Due to this mitigation is required to restrict human and dog access and screen movement on the adjacent public footpaths. We require further information relating to this is included as part of the mitigation strategy.

Bats

Extensive bat surveys have taken place across the site with the site being determined as being of county importance due to the good quality foraging and commuting habitat with an extensive network of hedgerows and treelines with good connections off site via adjacent hedgerows and treeline with records of barbastelle, greater horseshoe and lesser bats onsite.

Activity was highest within the north-west of the site and the south west of the site. The surveys from the buildings onsite did not show any roosting bats within the buildings however the tree and ground tree surveys did identify some suitable features for roosting bats.

Due to the high level of bat activity across the site we would expect to see an extensive green infrastructure network across the site incorporating the hedgerows and trees.

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.

Dormice

The surveys which have been undertaken onsite have shown that dormice are not present onsite and no further work is required for this species. However the hedgerows and treelines onsite could be suitable for this species in the future and should be enhanced with this species in mind.

Otters

Due to limited habitats onsite, otters are unlikely to be present onsite and no further work is required for this species.

Water voles

At the time of the survey the small ditch that borders field 10 did not have any water within it and the plant species present indicates that the ditch is likely to be dry most of the year. Due to the isolated nature of the ditch and the lack of suitable vegetation the ditch is unsuitable for water voles and no further survey work is required.

Nesting Birds

Breeding bird surveys have identified that Skylarks, Song thrush, Dunnock and Stock dove are breeding onsite. These species will need to be considered within the mitigation strategy for the site above and beyond the standard advice provided for 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 (within 24 hours of any work).

Reptiles

Due to the very low numbers of the reptiles found onsite a full translocation isn't suitable and sensitive habitat management would be sufficient for the site. As part of the mitigation strategy for the site information on this habitat management should be included.

GCN

Following assessment and DNA analysis of the ponds identified within the vicinity of the site, Great Crested Newts have been determined as not being present on site. As detailed below due to the size of the site we would expect to see extensive enhancements as part of the requirement for net biodiversity gain onsite. This will need to include some wetland areas / ponds created onsite. These ponds should be designed with GCNs in mind, ensuring they would be suitable for this species.

Other species

Hedgehogs, brown hares and harvest mice have all been identified as being of site level importance on the site. Due to this we would like to see that the enhancement scheme (as discussed below) includes enhancements for these species.

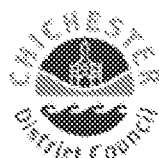
Net Biodiversity Gain

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 require that a full enhancement plan is produced demonstrating how the site will ensure there is a net biodiversity gain across the site and what enhancements will be included. Examples of what we would be expecting to see include;

- High quality green infrastructure routes across the site
- Any trees removed should be replaced at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Wildlife ponds and / or wetland areas
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or trees within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- hedgehog nesting boxes included across the site

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

Sent: 28 February 2020 14:19
To: Environmental Strategy
Subject: Planning Consultation on: F/4/20/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: F/4/20/OUT

Registered: 28th February
2020

Site Address: Land at Ford Airfield Ford, West Sussex

Grid Reference: 499204 102967

Description of Works: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application falls within CIL Zone 1 - Zero Rated.

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 02-APR-20.

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 Raymond Cole who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

LEGAL DISCLAIMER

Communications on or through Chichester District Council's computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

Communications on or through Chichester District Council's computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

If you have received this e-mail in error please notify the Chichester District Council administrator.