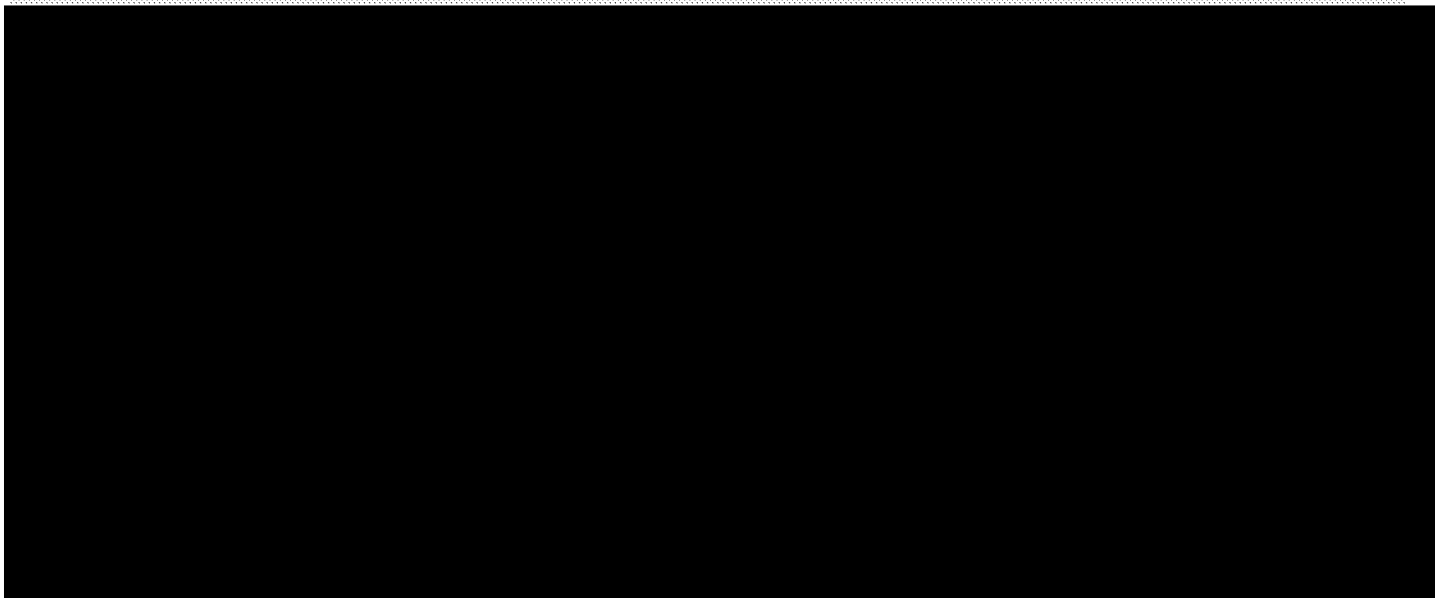
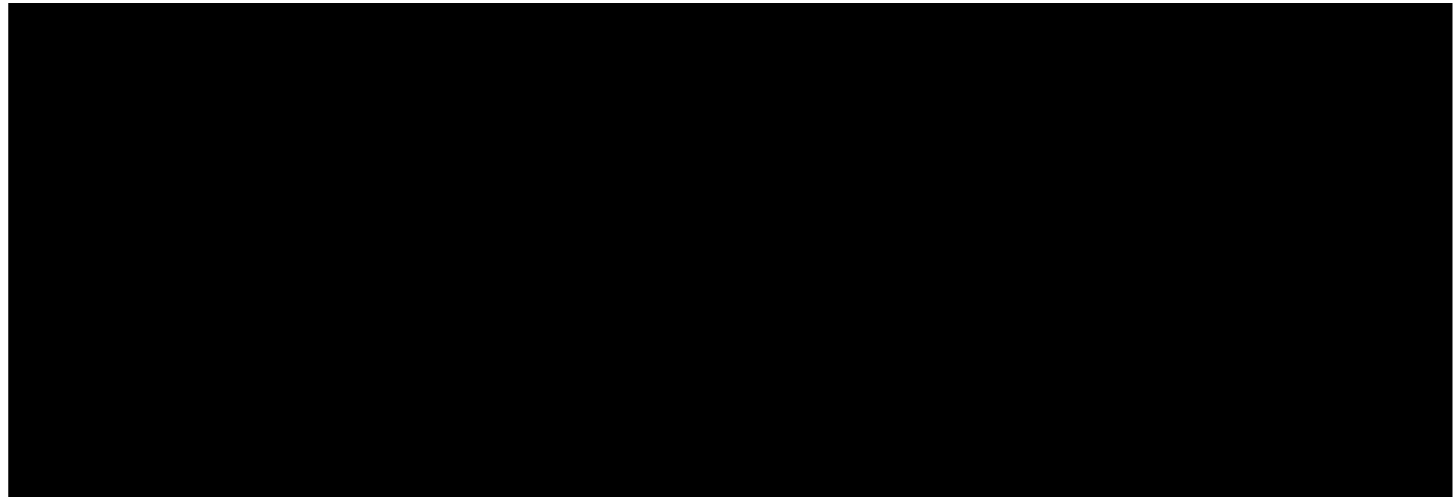


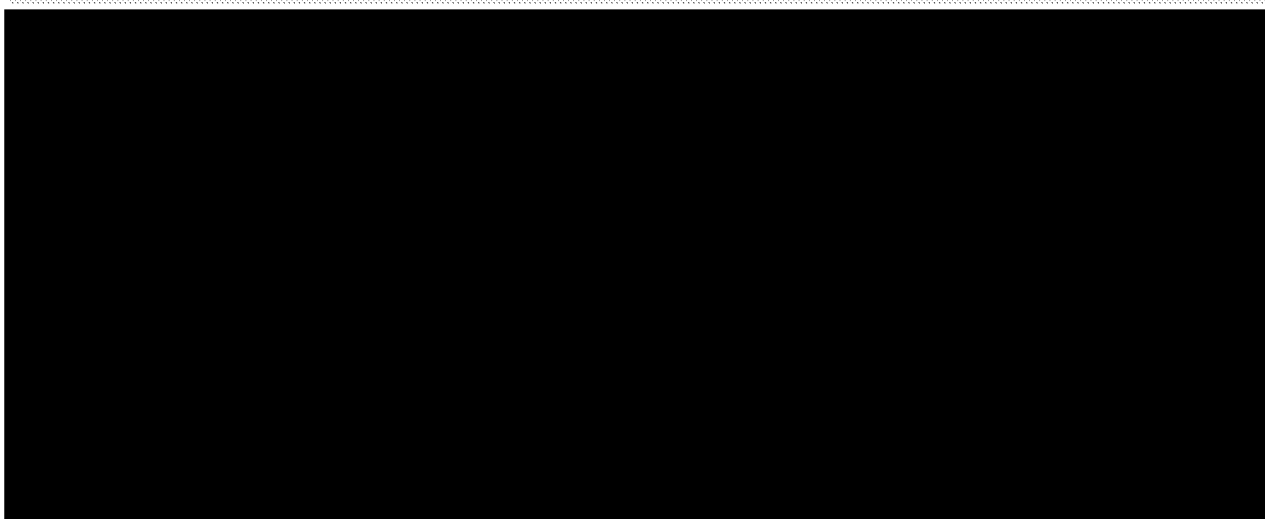


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Save the environment - think before you print.

From: Liz Annalls [REDACTED]
Sent: 14 December 2020 13:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: RE-CONSULT - Environmental StatementPLRECONES

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

We are satisfied that the mitigation proposed within the SHADOW HABITATS REGULATIONS ASSESSMENT (Nov 2020) with relation to Bewick Swans is suitable for this stage. As detailed as part of the reserve matters application a detailed mitigation strategy document to be submitted.

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 hedgerows and treelines onsite could be suitable for this species in the future and should be enhanced with this species in mind.

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

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



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

Sent: 08 December 2020 16:19

To: Environmental Strategy

Subject: RE-CONSULT - Environmental Statement PLRECONES

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017(AS AMENDED)

Application No: F/4/20/OUT
Registered: 25th February 2020
Site Address: Land at Ford Airfield Ford
Grid Reference: 499204 102967
Category: Plan App with EIA
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 may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

I have received further information on the above application which is accompanied by an Environmental Impact Statement. The information was received on 27th November 2020 relating to:- Further information in relation to the Environmental Statement

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **19th January 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Thank you for your interest.

Yours sincerely

Raymond Cole

Planning Case Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

PLRECON (008) 2018

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

DX 57406 Littlehampton

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