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Save the environment - think before you print.

From: Liz Annalls [REDACTED]
Sent: 16 September 2020 10:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/238/20/OUT

Application No: LU/238/20/OUT
Site Address: Land west of Bridge Road Roundabout Littlehampton BN17 5DF
Description of Works: Outline planning application with some reserved matters (Scale and Access to be reserved) for the demolition of existing treatment works & redevelopment of a former camp site to provide; up to 105 No. homes, 100sqm of A1 Shops use, 220sqm of A3 restaurant use & 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works & car parking highways works. This application also lies within the parish of Climping, may affect a Public Footpath & is a Departure from the Development Plan.

Salt marsh habitat and Intertidal mud flat

We are satisfied that the mitigation proposed within section 5.1 of the EIA (June 2020) is suitable and a condition should be used to ensure this takes place. As part of a reserve matters application further information relation to this mitigation will need to be provided and this mitigation will need to be integrated into the landscaping schemes.

Bats

The hedgerows and treelines on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows and treelines to create a wildlife buffer and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

The EIA states that any trees which are due to be felled will be subject to survey work, however we require that this is undertaken at this stage of the planning process so we can ensure where bats are present mitigation for this species is suitable.

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. We require that dark corridors are introduced across the site and further information showing the location of these will be required as part of a future reserve matters application.

Over wintering birds

We are satisfied that the embedded mitigation proposed within section 5.4 of the EIA (June 2020) is suitable and a condition should be used to ensure this takes place. As part of a reserve matters application further information relation to this mitigation will need to be provided and this mitigation will need to be integrated into the landscaping schemes.

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

Following submission of the EIA (June 2020), we are happy that the mitigation proposed within section 5.5 would be suitable. A condition should be used to ensure this takes place.

Water voles

As detailed within section 5.6 of the EIA (June 2020) we will require that a Conservation license from Natural England is obtained for the works which will disturb and displace water voles. As this stage we are satisfied that the mitigation provided is suitable. However as part of a future reserve matters application we will require that a full mitigation strategy for water voles is submitted.

Hedgehogs

The brush pile, compost and debris piles noted on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Policy ENV DM5

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 are satisfied that the biodiversity enhancements recommended within the EIA (June 2020) are suitable at this stage and should be incorporated into the landscaping scheme. We will require that further information including an ecological enhancement plan is submitted as part of a future reserve matters application.

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: 10 September 2020 09:04

To: Environmental Strategy

Subject: Planning Consultation on: LU/238/20/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: LU/238/20/OUT

Registered: 3rd September 2020

Site Address: Land west of Bridge Road Roundabout Littlehampton BN17 5DF

Grid Reference: 501575 102594

Description of Works: Outline planning application with some reserved matters (Scale and Access to be reserved) for the demolition of existing treatment works & redevelopment of a former camp site to provide; up to 105 No. homes, 100sqm of A1 Shops use, 220sqm of A3 restaurant use & 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works & car parking highways works. This application also lies within the parish of Climping, may affect a Public Footpath & is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 15th October 2020 . 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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Raymond Cole

Planning Officer- Arun District Council

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Email: raymond.cole@arun.gov.uk

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