

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Jennifer Pollitt [REDACTED]
Sent: 09 February 2022 21:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: P/178/21/OUT

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Dear Michael,

Please see below our comments in relation to P/178/21/OUT.

Bats

The proposed mitigation is suitable. The trees identified as having bat roost potential should be retained as part of the development. Should plans change and these trees need to be removed further surveys will be required.

Bat activity surveys identified hedgerow 6 as having the highest levels of bat activity and as per the Bat Survey Report (Dec 2021), access should be kept to the minimal possible width and 'hop over' points must be provided to reduce the gap created in the wildlife corridor. This will ensure bats and birds can still cross. We are pleased to see this has been considered and the use of planting trees adjacent to the access road to create an aerial bridge.

The hedgerows 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 (5m) and during construction fencing should be

used to ensure this area is undisturbed. Any gaps should also be filled in using native tree species to improve connectivity.

We note from the site master plan that the margins of the site will be used as a recreational green space with footpaths circumnavigating the site. Can the applicants please confirm whether this area will be retained as a dark corridor or whether lighting will be used? If lighting will be used then the landscape plans should be updated to show the 5m buffer to the hedgerows and a sensitive lighting strategy will be required. This should be submitted as part of the outline application so we can ensure nocturnal wildlife will not be impacted by the development.

Conditions should be used to ensure this.

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).

The mitigation and enhancement detailed in the Breeding Birds Survey Report (Dec 2021) is suitable. Landscaping plans should be updated to reflect this and submitted as part of the reserve matters application.

Wintering Birds

The construction and operation phase mitigation and enhancement detailed in the Wintering Bird Surveys Report is suitable. Landscaping plans should be updated to reflect this and submitted as part of the reserve matters application.

Recreational Disturbance

The applicant is already aware that a payment will be required to the Pagham Harbour SAMM scheme.

Great Crested Newts

Whilst Great Crested Newts were not found to be in the ponds the applicants should be aware that if a GCN is found works should stop immediately and a suitable trained ecologist contacted for advice.

Reptiles

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut. The mitigation and enhancement detailed in the Reptile Surveys (Dec 2021) is suitable. Landscaping plans should be updated to reflect this and submitted as part of the reserve matters application.

Riparian Mammals

As water voles have been identified in ditches surrounding the site, a pre-commencement survey must take place. During the construction phase a 5m buffer must be secured with fencing to ensure the ditches are not disturbed. This should be included in the CEMP.

The site should be enhanced for the species as per the Riparian Mammal Survey Report (Dec 2021). Landscaping plans should be updated to reflect this and submitted as part of the reserve matters application.

Hedgehogs

Precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

CEMP and LEMP

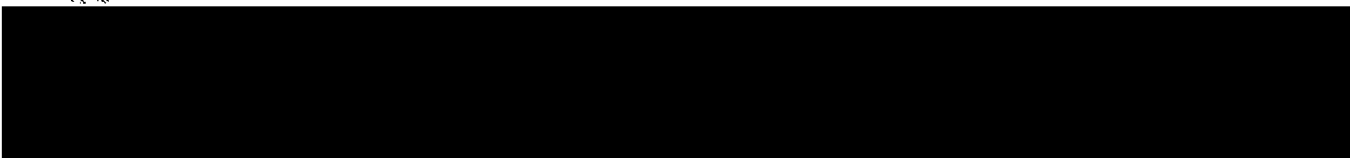
Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

Kid Regards,

Jen



Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 12 January 2022 13:04
To: Environmental Strategy [REDACTED]
Subject: Planning Consultation on: P/178/21/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:	P/178/21/OUT
Registered:	11th January 2022
Site Address:	Land West of Pagham Road Pagham
Grid Reference:	489151 98966
Description of Works:	Outline application with all matters reserved (except access) for the construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works

and infrastructure. This application is a Departure from the Development Plan and may affect the setting of a Listed Building.

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 10th February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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://acp.planninginspectorate.gov.uk/> 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

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

DX 57406 Littlehampton

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