
FW: P/178/25/DOC Ecology SUB PLAN REQUEST

From Simon Davis <Simon.Davis@arun.gov.uk>
Date Tue 10/02/2026 11:31
To Planning.Responses <Planning.Responses@arun.gov.uk>

 1 attachment (3 MB)
HMMPT Pagham 4a Road 1.1 - Word 155 KB.pdf;

Hi

Please supersede IDs 21 and 22 and add the attached as a substitute. No re-con and no redaction needed.

Label as "HABITAT MANAGEMENT AND MONITORING PLAN V 1.1 28/01/26"

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874
E: simon.davis@arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
---	--	--	--	--	--

Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: James Smith <[REDACTED]>
Sent: 09 February 2026 14:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Darren Schofield <[REDACTED]>; Cleo Jefferies <[REDACTED]>
Subject: RE: P/178/25/DOC Ecology

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon,

Following our communication on document updates, please find attached the updated HMMP's for application P/178/25/DOC.

As you are aware, there are no HMMP conditions to discharge. However, given it was submitted I would recommend we update and leave the document on file anyway? With a s106 agreement submission to follow up in due course?

The responses to each comment are as follows:

Comment	Action
Road Area	Document 1.1 Provided
The HMMP for the road section dated 25/11/25 has omitted details of the management organisation (PB-B11).	At the time of submission the Management Organisation is not yet established. This will be submitted as part of the S106 process at the relevant time.
The monitoring schedule included in the S106 agreement for the site is set out as The first, second, third, fourth, fifth, tenth, fifteenth, twentieth, twenty-fifth and thirtieth anniversaries of the Habitat Creation and Enhancement Works Completion Date or such other dates agreed in writing with the Council under the approved HMMP. So, Section PB-B12 requires revision to reflect this monitoring schedule.	Updated on Page 8 and updated in table p29
Provision of watering of the sown grassland should be included to mitigate for a dry spring. Yellow rattle should be included in the seed mix from the start as the plant attaches itself to the roots of grasses and it much harder to establish retrospectively.	Yellow rattle amended in table page 19 Watering added to risk register page 27
Housing Area	Document 1.2 Provided
The HMMP for the remainder of the site dated 04/11/2025 has omitted details of the management organisation (PB-B11).	At the time of submission the Management Organisation is not yet established. This will be submitted as part of the S106 process at the relevant time.
Provision of watering of the sown grassland should be included to mitigate for a dry spring. Yellow rattle should be included in the seed mix from the start as the plant attaches itself to the roots of grasses and it much harder to establish retrospectively.	Yellow rattle updated table p16 Watering added to risk register p38
On page 14 (GH-t01) the condition of the Other Neutral Grassland habitat condition is not defined.	Added on page 14
On page 23 (UT-T01) what habitat is covered? The word poor is not accompanied by a habitat.	Updated on page 23
On page 26 (SC-t01) the scrub habitat condition is not defined.	Updated on page 26
For the species rich native hedgerow (HD-T02) avoid mulching as criteria C1 in (HD-T01) would be harder to achieve with mulch in place.	Updated on page 30

I advise that the cut of the ditch vegetation is specified as a high cut around 15cm to provide cover for wildlife.	Updated table on page 35
An illustration of the ditch profiles would be helpful for all.	Added at Appendix 2
Appendix 1 illustrative layout is too general to be able to link to the habitat prescriptions in the HMMP's. A detailed habitat plan is required to discharge this condition.	At this stage a detailed plan has not been submitted. This would be provided as part of the S106 process, or via an updated revised submission if partially discharged.

Kind regards,

James

James Smith | Associate Partner - Town and Country Planning

MRTPI



Ridge and Partners LLP    



The information contained within this email is intended for the named recipient only and may contain confidential information. If you are not the intended recipient please inform the sender immediately and delete this message, taking no action to copy or distribute its contents in part or as a whole.

[Email Disclaimer](#)

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 15 January 2026 15:36

To: James Smith <

Subject: FW: P/178/25/DOC Ecology

IMPORTANT NOTICE: This email originated from outside of Ridge.

STOP: Were you expecting this Email? Does it appear genuine?

THINK: Be cautious before clicking on links or opening attachments.

If you suspect a phishing attempt, report it via the PAB button for review. For any links clicked by mistake, immediately call the IT helpdesk at .

Dear James,

Our ecologist has advised no objection to the CEMP condition and the Biodiversity Gain Plan. His comments below also request changes to the HMMPs and that the application be held until these are done. However, I have spoken to him to clarify that there are no HMMP conditions to discharge.

Instead, the HMMP require approval in conjunction with the requirements of the agreed s106 agreement. For this, you will require the form here: <https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.arun.gov.uk%2Fdownload.cfm%3Fdoc%3Ddocm93jjm4n12330.docx%26ver%3D25880&wdOrigin=BROWSELINK>. This should then be emailed along with supporting documents to planning@arun.gov.uk. There is no fee. This is the same process for discharging other obligations.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential