

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 08 June 2017 10:47
To: Anita Gardner
Subject: RE: R/91/17/PL - The Spires Springfield Close, Rustington

Morning Anita,

Please find below my comments for this site.

Many Thanks

Liz

App No: R/91/17/PL

Address: The Spires Springfield Close East Preston BN16 2SZ

Proposal: Erection of 2 No. dwellings with 2 No. detached garages

Badgers

Within the Preliminary Ecological Appraisal Survey (May 2017) a badger sett has been identified onsite within the north east corner and is within 20m of the new dwelling and likely to be disturbed by the works. It is recommended that a badger survey is undertaken and imposed by planning condition. However following Natural England's guidance this process is not suitable and we require that the Badger survey is undertaken PRIOR to determination. NE guidelines state that a badger survey should be undertaken if;

- there are signs of setts or badgers in the development site or nearby

In this circumstance as a badger sett has been identified a further survey is needed. The survey should be undertaken by a suitable qualified ecologist and should include monitoring the sett over a four week period to see if

it is active. If the sett is active we will require that a mitigation strategy is produced and submitted as part of the planning application. The applicant should also be aware that a NE licence will be required before any disturbance can take place.

Reptiles

As detailed within the Preliminary Ecological Appraisal Survey (May 2017) there is a moderate likelihood of reptiles within the site. Due to the protection reptiles hold the applicant will need to either have a reptile activity surveys undertaken by a suitably qualified ecologist or assume reptiles are onsite and have a mitigation strategy for reptiles produced and submitted with the planning application prior to determination. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works.

Bats

The Bat Roost Assessment Survey has detailed that the only building with potential for roosting bats is building 6. Current proposals do not include this building and no disturbance will take place. However if this changes further bat activity surveys will be required and Natural England consulted.

The Roost assessment did however identify a number of trees on site with roosting potential including one tree which is due to be removed. We require that this tree is either retained and protected from harm, or a further bat activity survey is undertaken on the tree prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for our approval with the planning application. If bats are found to be roosting within the tree, mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

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.

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 (with 24 hours of any work).

Kind Regards

Liz

Liz Rogers

Environment Officer
Environment
Chichester District Council

<http://www.chichester.gov.uk> | www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 07 June 2017 17:22
To: Liz Rogers
Subject: FW: R/91/17/PL - The Spires Springfield Close, Rustington

Dear Liz,
Please find additional info as requested
Regards

Anita

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Rebecca Hoad [REDACTED]
Sent: 07 June 2017 16:50
To: Anita Gardner
Cc: Chris Barker
Subject: RE: R/91/17/PL - The Spires Springfield Close, Rustington

Dear Anita,

Please find attached the Preliminary Ecological Appraisal Report and the Site Habitat Plan with regards to The Spires (reference R/91/17/PL), as requested.

Please do not hesitate to contact us if you have any queries.

Kind Regards

Rebecca Hoad
Planning Technician

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From: Chris Barker
Sent: 15 May 2017 13:14
Subject: FW: R/91/17/PL - The Spires Springfield Close, Rustington
Importance: High

Kind Regards

Chris Barker MATP MRTPI
Managing Director

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 15 May 2017 12:23
To: Chris Barker [REDACTED]
Subject: FW: R/91/17/PL - The Spires Springfield Close, Rustington

Dear Chris,
I have gone back to our ecology adviser, please see response below.
Accordingly, without prejudice I would appreciate receipt of the requested survey within the next 2 weeks.
Regards
Anita Gardner

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Liz Rogers [REDACTED]
Sent: 15 May 2017 10:47
To: Anita Gardner
Subject: RE: R/91/17/PL - The Spires Springfield Close, Rustington

Morning Anita,

Thank you for the below I have had a look at the plans again and I would not be happy within no surveys being done. There are buildings which are being removed (which may have roosting bats), there is good vegetation on site (reptiles, great crested newts), and trees (bats, birds) so without a phase 1 habitat survey none of these areas will have been assessed.

Many Thanks

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

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



From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 15 May 2017 09:52
To: Liz Rogers
Subject: FW: R/91/17/PL - The Spires Springfield Close, Rustington

Dear Liz,
I have received the e-mail below from the agent. Based on the information he has submitted do you still consider an extended phase one habitat survey is undertaken on the site.

Regards
Anita

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Chris Barker [REDACTED]
Sent: 15 May 2017 09:30
To: Anita Gardner
Subject: RE: R/91/17/PL - The Spires Springfield Close, Rustington

Dear Anita

Thank you for your email, the content of which is noted.

We would however want to make clear that the pond to be removed is a small raised ornamental pond (approx 400mm vertical walls) and therefore has very low potential for protected species.

Furthermore, the level of vegetation to be removed is minimal.

We therefore consider that the request for this information should be re-considered as the proposals effect primarily open areas of lawn associated with the original dwelling.

Can you please come back to me on this matter as this request is not considered appropriate for this form of development.

We look forward to hearing from you.

Kind Regards

Chris Barker MATP MRTPI
Managing Director

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 12 May 2017 10:17
To: Chris Barker [REDACTED]
Subject: R/91/17/PL - The Spires Springfield Close, Rustington

Dear Mr Barker,
I have received the following comment from our ecology adviser

'No protected species surveys have been undertaken on the site so we are unable to establish if protected species are present. Due to the proposals to remove a pond and vegetation onsite and the records of protected species near the site, we require that prior to determination an extended phase one habitat survey is undertaken on the site to determine if there is potential for protected species. If there is potential for protected species then further surveys would be required. These surveys plus any mitigation strategies required will need to be submitted as part of the planning application prior to determination.'

Without prejudice I would therefore appreciate receipt of this additional information within the next 2 weeks

Regards

Anita Gardner

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