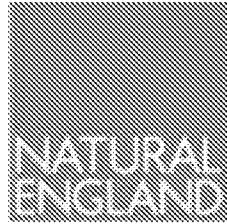


Date: 04 February 2025
Our ref: 499170
Your ref: WA/108/24/PL



Arun District Council

BY EMAIL ONLY
Simon.Davis@arun.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ



Dear Simon Davis

Planning consultation: Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and landscaping. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

Location: Stoneybrook Farm Eastergate Lane Walberton BN18 0BA

Thank you for your consultation on the above dated 13 January 2025 which was received by Natural England on 13 January 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Protected Landscapes – South Downs National Park

The proposed development is for a site within or close to a nationally designated landscape namely (South Downs) National Park.

Natural England has concluded that impacts on the nationally designated landscape and the delivery of its statutory purposes to conserve and enhance the area's natural beauty wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public, can be determined locally by the local planning authority, with advice from its landscape or planning officers.

Natural England is not confirming that there would not be a significant adverse effect on landscape or visual resources or on the statutory purposes of the area, only that there are no landscape issues which, based on the information received, necessitate Natural England's involvement.

We advise that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below. Your decision should be guided by paragraph 182 and 183 of the National Planning Policy Framework, which requires great weight to be given to conserving and enhancing landscape and scenic beauty within National Landscapes, National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering this proposal.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

The relevant local authority landscape or planning officers should be able to advise you based on knowledge of the site and its wider landscape setting, together with the aims and objectives of the area's statutory management plan. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purposes of the National Park are to conserve and enhance the natural beauty wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. The Broads have additional purposes to promote their enjoyment by the public and protect the interests of navigation. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes.

Furthermore, Section 245 (Protected Landscapes) of the Levelling Up and Regeneration Act 2023 places a duty on relevant authorities (which includes local authorities) in exercising or performing any functions in relation to, or so as to affect, land in a National Park, the Broads or an Area of Outstanding Natural Beauty in England, to seek to further the statutory purposes of the area. This duty also applies to proposals outside the designated area but impacting on its statutory purposes.

The National Park's planning or landscape officers may be able to offer advice in relation to the duty, including on how the proposed development aligns with and contributes to delivering the aims and objectives of the area's statutory management plan.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to [REDACTED]

Yours faithfully

Samuel Norton
Consultations Team

Annex A –Natural England general advice

Protected Landscapes

Paragraph 182 of the [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. Section 245 of the [Levelling-up and Regeneration Act 2023 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2023/13/contents) places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider landscapes

Paragraph 180 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\) - Landscape Institute](https://www.landscapeinstitute.org/guidelines-for-landscape-and-visual-impact-assessment) for further guidance.

Biodiversity duty

Section 40 of the [Natural Environment and Rural Communities Act 2006 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2006/13/contents) places a duty on the local planning authority to conserve and enhance biodiversity as part of its decision making. We refer you to the [Complying with the biodiversity duty - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/complying-with-the-biodiversity-duty) for further information.

Designated nature conservation sites

Paragraphs 186-188 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Both the direct and indirect impacts of the development should be considered.

A Habitats Regulations Assessment is needed where a proposal might affect a habitat site (see [Habitats regulations assessments: protecting a European site - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/habitats-regulations-assessments-protecting-a-european-site) and Natural England must be consulted on 'appropriate assessments' (see [Appropriate assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/appropriate-assessment) for more information for planning authorities).

Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via the [SSSI Impact Risk Zones \(England\) \(arcgis.com\)](https://arcgis.com/) or as standard or bespoke consultation responses. Section 28G of the Wildlife and Countryside Act 1981 places a duty on all public bodies to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features for which an SSSI has been notified ([Sites of special scientific interest: public body responsibilities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/sites-of-special-scientific-interest-public-body-responsibilities)).

Protected Species

Natural England has produced [Protected species and development: advice for local planning authorities \(gov.uk\)](https://www.gov.uk/government/publications/protected-species-and-development-advice-for-local-planning-authorities) (standing advice) to help planning authorities understand the impact of particular developments on protected species.

Annex A –Natural England general advice

Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species licence may be required in certain cases. We refer you to [Wildlife licences: when you need to apply - GOV.UK \(www.gov.uk\)](#) for more information.

Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local environmental records centre, wildlife trust, geoconservation groups or recording societies. Emerging [Local nature recovery strategies - GOV.UK \(www.gov.uk\)](#) may also provide further useful information.

Those habitats and species which are of particular importance for nature conservation are included as 'priority habitats and species' in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. We refer you to [Habitats and species of principal importance in England - GOV.UK \(www.gov.uk\)](#) for a list of priority habitats and species in England. You should consider priority habitats and species when applying your 'biodiversity duty' to your policy or decision making

Natural England does not routinely hold priority species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. We refer you to the [Brownfield Hub - Buglife](#) for more information and Natural England's [Open Mosaic Habitat \(Draft\) - data.gov.uk](#) (Open Mosaic Habitat inventory), which can be used as the starting point for detailed brownfield land assessments.

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the [National Planning Policy Framework \(publishing.service.gov.uk\)](#) glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is expected to be extended to smaller scale development in spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

For further information on the timetable for mandatory biodiversity net gain, we refer you to [Biodiversity Net Gain moves step closer with timetable set out - GOV.UK \(www.gov.uk\)](#). [Biodiversity net gain - GOV.UK \(www.gov.uk\)](#) provides more information on biodiversity net gain and includes a link to the draft [Biodiversity net gain - GOV.UK \(www.gov.uk\)](#) Planning Practice Guidance.

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to [Calculate biodiversity value with the statutory biodiversity metric - GOV.UK \(www.gov.uk\)](#) for more information. For small development sites, [The Small Sites Metric - JP040 \(naturalengland.org.uk\)](#) may be used. This is a simplified version of the statutory biodiversity metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Where off-site delivery of biodiversity gain is proposed on a special site designated for nature (e.g. a SSSI or habitats site) prior consent or assent may be required from Natural England. More information is available on [Sites of Special Scientific Interest: managing your land](#)

Annex A –Natural England general advice

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

[The Environmental Benefits from Nature Tool - Beta Test Version - JP038 \(naturalengland.org.uk\)](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory biodiversity metric.

[Natural environment - GOV.UK \(www.gov.uk\)](#) provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain.

Ancient woodland, ancient and veteran trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. The [Natural England Access to Evidence - Ancient woodlands Map](#) can help to identify ancient woodland. Natural England and the Forestry Commission have produced [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#) (standing advice) for planning authorities. It should be considered when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in the [Guide to assessing development proposals on agricultural land - GOV.UK \(www.gov.uk\)](#). Find open data - [data.gov.uk](#) on Agricultural Land Classification or use the information available on [MAGIC \(defra.gov.uk\)](#).

The [Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites \(publishing.service.gov.uk\)](#) provides guidance on soil protection, and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, we refer you to [Reclaim minerals extraction and landfill sites to agriculture - GOV.UK \(www.gov.uk\)](#), which provides guidance on soil protection for site restoration and aftercare. The [Soils Guidance \(quarrying.org\)](#) provides detailed guidance on soil handling for mineral sites.

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure

For evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI) we refer you to [Green Infrastructure Home \(naturalengland.org.uk\)](#) (the Green Infrastructure Framework). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the 15 [GI How Principles \(naturalengland.org.uk\)](#). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

Annex A –Natural England general advice

The [Green Infrastructure Map](http://naturalengland.org.uk) (naturalengland.org.uk) and [GI Mapping Analysis](http://naturalengland.org.uk) (naturalengland.org.uk) are GI mapping resources that can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation:

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails:

Paragraphs 105, 185, 187 and 193 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development.

Consideration should also be given to the potential impacts on any nearby National Trails. We refer you to [Find your perfect trail, and discover the land of myths and legend - National Trails](http://www.gov.uk/government/publications/national-trails) for information including contact details for the National Trail Officer.

The King Charles III England Coast Path (KCIIIIECP) is a National Trail around the whole of the English Coast. It has an associated coastal margin subject to public access rights. Parts of the KCIIIIECP are not on Public Rights of Way but are subject to public access rights. Consideration should be given to the impact of any development on the KCIIIIECP and the benefits of maintaining a continuous coastal route.

Appropriate mitigation measures should be incorporated for any adverse impacts on Rights of Way, Access land, Coastal access, and National Trails.

Further information is set out in the Planning Practice Guidance on the [Natural environment - GOV.UK](http://www.gov.uk/government/publications/planning-practice-guidance-on-the-natural-environment) (www.gov.uk).

Habitats Regulations Assessment (HRA)

Screening and Appropriate Assessment Statement

Singleton & Cocking Tunnels SAC

Direct impacts, impacts to roosts, foraging habitat and flightlines

PLEASE NOTE: Undertaking the HRA process is the responsibility of the decision maker as the Competent Authority for the purpose of the Habitats Regulations, however, it is the responsibility of the Applicant to provide the Competent Authority with the information that they require for this purpose.

As part of its duty under the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations), Arun District Council has produced this document to provide screening, and where necessary appropriate assessment, of the development proposal below.

Details of the proposed development

Planning application details	
Planning Application Number	WA/108/24/PL
Overview of the planning application	Construction of a re-purposed building for the use of Class E, access, parking , drainage and landscaping.
Has information been submitted by the applicant which informs this HRA? Please list all relevant submitted documents	Yes <i>If yes, please list the relevant documents below.</i> Preliminary Ecological Appraisal Bat Survey Report
Is the planning application directly connected with or necessary to the management of the designated site? If yes, please summarise details provided by the applicant.	No

Stage 1: Screening

Stage 1: Screening – Does there exist likely significant effects?
<p>Screening under Regulation 63(1)(a) of the Habitats Regulations – Could there be likely significant effects, alone or in combination with other plans or projects? The assessment must exclude the consideration of mitigation measures following the 'Sweetman II'¹ judgement.</p> <p>Note that the Sussex Bat Protocol 6.5km and 12km zones have been specifically set in order to capture 'in combination' effects that would arise from a small number of developments delivered over a wide area. As such, provided these zones are used a separate explicit 'in combination' assessment may not be needed.</p>
<h3>Screening Assessment</h3> <p>Bats are protected species and a key reason for designation (designated feature) of the Singleton and Cocking Tunnels international site in Sussex. In addition to the SAC containing critically important maternity roosting or hibernation sites, due to the highly mobile nature of bats, it is inevitable that the area of habitat crucial to the maintenance of their populations extends beyond the physical limits of the internationally designated site for which they are an interest feature. This is recognised through the Habitats Regulations Assessment (HRA) for the South Downs Local Plan (SDLP) and the emerging 'Sussex Bat Special Areas of Conservation (SAC's) – Planning and Landscape Scale Enhancement Protocol'. This habitat is integral to supporting bats for which the SAC is designated and is often referred to as 'functionally linked' or 'supporting habitat'. Such functionally linked habitat includes foraging areas, supporting roost sites, and flight lines/commuting routes for dispersal, and connecting roosts and foraging areas.</p>
<p>The following information about the bat species is extracted from the HRA of the South Downs Local Plan (SDLP) and the published Conservation Objectives Supplementary Advice²:</p> <p><u>Barbastelle bat <i>Barbastellus barbastellus</i></u>: Barbastelle bats are thought to generally forage along linear features in pastoral landscapes including deciduous woodland, wet meadows and waterbodies. Barbastelles appear to select cracks and crevices in wood for breeding, mostly in old or damaged trees, but cracks and crevices in the timbers of old buildings may also be used. Maternity colonies may move between suitable crevices within a small area, such as a piece of woodland or a complex of buildings. Caves and underground structures may be used for hibernation. The species is very sensitive to disturbance, together with the loss of roost-sites and food resources.</p> <p><u>Bechstein's bat <i>Myotis bechsteinii</i></u>: The species is closely associated with mature deciduous woodland and appears to select old woodpecker holes or rot holes in trees for breeding. It also occurs in coniferous woodland in some areas. Maternity colonies may move between suitable crevices within a small area, such as a piece of woodland. It is believed to hibernate in hollow trees and sometimes in underground localities. Foraging is typically in and around woodland.</p>

The SDLP and its HRA take a precautionary approach and identify two zones, a 6.5km zone and a 12km zone.

¹ The Court of Justice of the European Union (CJEU) judgement in the case of 'People over Wind and Peter Sweetman v Coillte Teoranta' (Sweetman II) determined that mitigation (i.e. measures that are specifically introduced to avoid or reduce the harmful effects of a plan or project on European sites) should not be taken into account when forming a view on likely significant effects (i.e. at the screening stage). Mitigation should instead only be considered at the appropriate assessment stage. Appropriate Assessment is not a technical term: it simply means 'an assessment that is appropriate' for the plan or project in question'. As such the law purposely does not prescribe what it should consist of or how it should be presented.

² Natural England (2019) Conservation Objectives and Supplementary Advice for The Singleton & Cocking Tunnels SAC <http://publications.naturalengland.org.uk/publication/6618328883784496>

- Within the 6.5km zone all impacts to bats should be considered. These include direct loss to the SAC itself and direct impacts on the SAC itself. It also includes loss or impacts on functionally linked habitat including roosts, greenfield sites, mature vegetation including woodland and hedgerows and riverine environments suitable for foraging areas and flight lines. In addition to direct loss, impacts may arise from disturbance, lighting, or sound/vibration for example during construction. No part of this zone affects the Arun District area.
- Within the 12km zone significant impacts or severance to flight lines should be considered. This includes physical severance of flight lines and severance via impacts such as disturbance which would effectively render it severed if no longer suitable for use by bats, for example, due to lighting impacts. Linear features connected to the wider landscape including mature vegetative features such as woodlands, hedgerows, riverine and wetland habitat should be considered.

(a) The development proposals are within the following zone as set out in Local Plan Policy SD10:

- **12km** zone for the **Singleton & Cocking Tunnels SAC** - designated for its hibernating populations of barbastelle bat and Bechstein's bats within the former railway tunnels.

(b) Within the 12km zone: Will there be potentially significant impacts or severance to flight lines of the relevant Sussex Bat SAC(s)? Yes/No

Commentary: (describe impact)

NO

- The site as a whole is intensively managed and dominated by grassland and of poor quality hedgerows.
- 48 trees were present at and surrounding the boundaries of the site. None are proposed for removal.
- 3 trees were assessed as low quality and all others were young and avoid of suitable habitats.
- The hedgerow provided moderate potential for foraging and commuting bats.
- Impact upon single cocking tunnel SAC not considered likely as habitats within the site are not suitable to support these species of bats for breeding, hibernation, foraging or commuting.

If yes to both questions proceed to screening conclusion where it can be concluded that there will be likely significant effects.

If no to the above it can be concluded that there will not be likely significant effects.

Screening Conclusion

(Delete answers yes or no as appropriate.)

(c) Could the development proposal lead to likely significant effects, alone or in combination with other plans or projects?

No – Based on the assessment above it can be concluded that there will not be likely significant effects on **The Singleton & Cocking Tunnels SAC**.

(If yes, continue to Stage 2. If no, proceed to Overall Conclusion)

Stage 2: Appropriate Assessment

APPROPRIATE ASSESSMENT AND CONCLUSION

Appropriate Assessment under Regulation 63(1) - if there are any potential significant impacts, the applicant must provide evidence showing avoidance and/or mitigation measures to allow an Assessment to be made as to whether there could be 'adverse effects on the integrity of the relevant European site(s), alone or in combination with other plans or projects. The Applicant must also provide details which demonstrate any long-term management, maintenance and funding of any solution.

Appropriate Assessment

The reasons for designation and the conservation objectives for the **The Singleton & Cocking Tunnels SAC** are set out in the Appendix and are taken into account in the following assessment.

As reflected in Policy SD10 of the SDLP, proposals which may have a likely significant effect due to impacts on the SAC directly or its functionally linked habitat require surveys to support assessment of the issue to ensure that key features are retained, in addition to a suitable buffer to safeguard against disturbance. The scale of the buffer will need to be determined on a case-by-case basis informed by bat activity survey work and would take into account the species involved and their sensitivity to disturbance/artificial lighting and the natural screening provided by existing surrounding vegetation. It would need to be devised in consultation with the SDNPA (in addition to Natural England, as required).

(a) Has sufficient survey and assessment work been undertaken and submitted to inform this Appropriate Assessment? Yes/No

(if yes, continue to questions (b) and (c). If no, continue to NE comments and then Appropriate Assessment conclusion sections below where it can be concluded that an adverse effect on integrity cannot be ruled out)

Commentary: (please outline)

...

(b) The following impact(s) are identified via the screening and subsequent survey, and are assessed below: (here, please outline the potential impacts and the avoidance and mitigation measures, considering to what extent they address the impacts, considering the conservation objectives, stating how they will be secured, and citing relevant information to support your assessment plus any comment on its adequacy, and reference to any particular relevant requirements such as those in Neighbourhood Plans or their supporting HRA's)

...

(c) Have the impacts identified been sufficiently addressed by avoidance and mitigation measures outlined? Yes/No

(if yes, continue to NE comments and Appropriate Assessment conclusion where it can be concluded there will be no adverse effect on integrity. If no, please provide comment describing the remaining concerns)

Commentary:

Natural England comments submitted on the development proposals:

(provide a brief summary of relevant comments provided from Natural England, including the date received. These comments should be addressed during the course of the appropriate assessment)

...

Appropriate Assessment Conclusion

(d) Will there be adverse effects on the integrity of the The Singleton & Cocking Tunnels SAC, alone or in combination with other plans or projects, arising from this development proposal?

Yes – Adverse effects on the **The Singleton & Cocking Tunnels SAC** cannot be ruled out due to insufficient information and/or lack of sufficient avoidance and mitigation measures.

No – There will not be adverse effects on **The Singleton & Cocking Tunnels SAC** due to provision of suitable avoidance and mitigation measures outlined above.

Conclusion

Planning conditions:

Based on the assessment above, it can be concluded that **there are no likely significant effects on / no adverse effect on integrity of / adverse effects on integrity of the Singleton & Cocking Tunnels SAC.**

Relevant planning conditions to be applied:

...

Appendix

Summary of Relevant European Site

Singleton & Cocking Tunnels Special Area of Conservation	
Reasons for designation	Habitats Directive Annexe II Species: <ul style="list-style-type: none">– Hibernating barbastelle bat <i>Barbastella barbastellus</i>– Hibernating Bechstein's bat <i>Myotis bechsteinii</i>
Sensitivities, vulnerabilities and pressures	<ul style="list-style-type: none">– Loss of connectivity of landscape features to allow foraging and commuting within and to supporting habitat– Disturbance– Impacts on humidity of barbastelle roosts
Conservation Objectives	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none">– The extent and distribution of the habitats of qualifying species– The structure and function of the habitats of qualifying species– The supporting processes on which the habitats of qualifying species rely– The populations of qualifying species, and,– The distribution of qualifying species within the site.

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

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



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 11 February 2025 10:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: 499170 WA/108/24/PL NE Response

From: SM-NE-Consultations (NE) [REDACTED]
Sent: 04 February 2025 13:29
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: 499170 WA/108/24/PL NE Response

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.

Dear Simon Davis,

Please find Natural England's response in relation to the above-mentioned consultation attached herewith.

Kind regards,

Samuel Norton

Assistant Officer

Consultation Service

National Operations & Delivery

Natural England

County Hall, Spetchley Road, Worcester, UK, WR5 2NP



www.gov.uk/natural-england



We strongly recommend using the SSSI Impact Risk Zones (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 13 January 2025 09:03

To: SM-NE-Consultations (NE) [REDACTED]

Subject: Planning Consultation on: WA/108/24/PL

To: **Natural England**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

Application No: **WA/108/24/PL**

Registered: 8th January 2025

Site Address: Stoneybrook Farm Eastergate Lane Walberton BN18 0BA

Grid Reference: 496045 106057

Description of Works: Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and landscaping. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

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 13th February 2025 . 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

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Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODE) 2020

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