



10th February 2023

Jessica Riches
Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
BN17 5LF

By email only

Thank you for requesting advice on this variation of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Arun District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: WA/56/22/PL
Location: Walberton: Land East of Fontwell Avenue Fontwell
Proposal: Variation of condition imposed under WA/48/19/RES relating to condition 1-plans condition to allow an amendment to the non residential floorspace building at the entrance to the site (Block A) and the provision of 5 No new flats. This site also lies within the parish of Barnham and Eastergate.

Dear Jessica,

Thank you for consulting Place Services on the above s73 application. Our comments relate only to Condition 1.

Recommended Refusal	
Further Information Required to support HRA Appropriate Assessment	
No ecological objections	Yes
Recommend Approval subject to attached conditions	
Recommend Discharge of condition	
Recommend Approval subject to Natural England's agreement with the conclusion of the LPA's updated Appropriate Assessment	

Summary

We have reviewed the Decision notice for WA/48/19/RES and the s73 Minor Material Amendment to Application (Henry Adams Planning, 18th May 2022).

Condition 1 relates to approved plans and requires:

"The development hereby approved shall be carried out in accordance with the approved plans, drawings and documents." **See original decision notice for the full list of approved plans, drawings and documents.**



Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan 2011-2031.

The submitted cover letter states *"The amendments to the approved drawings include:*

- *Revised ground floor layout to accommodate proposed occupier of retail floor space*
- *Addition of first floor accommodation to provide 5no. reduced market homes (affordable homes)*
- *Associated amendments to elevations and footprint of building*
- *Provision of dedicated residential parking spaces"*

In terms of Condition 1 we have only considered amendments in terms of ecological impacts. We have reviewed the amended plans and the relevant documents submitted at reserved matters and outline application stage. The proposed amendments do not appear to impact the areas identified to be suitable for use by foraging and commuting bats, nor do the plans impact the trees with bat roost potential. Therefore, in terms of ecology only, we have no ecological objection to this proposed variation of condition application, relating to Condition 1.

Recommendation

Subject to the amended plans not impacting areas already identified as being ecologically sensitive, we have no ecological objection to this variation of condition application.

Please contact us with any queries.

Yours sincerely,

Hayley Dean ACIEEM MSc BSc (Hons)

Ecological Consultant



Place Services provide ecological advice on behalf of Arun District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



From: Hayley Dean - Ecological Consultant [REDACTED]
Sent: 10 February 2023 14:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/56/22/PL

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 Jessica,

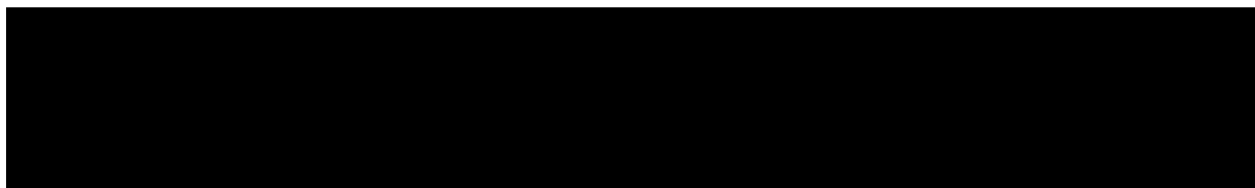
Please find attached our ecology comments on this variation of condition application. We cannot see that the amended plans will affect the boundary features, trees with bat roost potential or areas suitable for use by reptiles, as highlighted within the Chichester District Council Consultation Responses. Therefore, we have no ecological objection to this variation of condition application.

Any queries do let me know.

Kind regards,

Hayley Dean ACIEEM MSc BSc (Hons)
Ecological Consultant at Place Services

(she/her)



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

Sent: 29 June 2022 13:04

To: Place Services Ecology <

Subject: Planning Consultation on: WA/56/22/PL

CAUTION: This is an external email.

To: Ecology Advisor

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/56/22/PL

Registered: 20th May 2022

Site Address: Land East of Fontwell Avenue Fontwell

Grid Reference: 495008 106882

Description of Works: Variation of condition imposed under WA/48/19/RES relating to condition 1- plans condition to allow an amendment to the non residential floorspace building at the entrance to the site (Block A) and the provision of 5 No new flats. This site also lies within the parish of Barnham and Eastergate.

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 28th July 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

Jessica Riches

Planning Officer- Arun District Council

Telephone: 01903 737852

Email: jessica.riches@arun.gov.uk

PLCONSULT (CDB) 2020

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

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