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From: Jennifer Pollitt [REDACTED]
Sent: 24 January 2022 21:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: AB/136/21/PL

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Dear Anita,

Please see our comments below in relation to this application.

Habitats

To ensure no habitat degradation occurs best practice guidance as detailed in the PEA (Jan 2022) should be observed. Conditions should be used to ensure this.

Amphibians and Reptiles

There is suitable commuting and foraging habitat on site for amphibians and reptiles. Vegetation clearance should take place under a precautionary approach as detailed in the PEA (Jan 2022). This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut. A suitably trained ecologist

should observe the second cut. If a GCN is found all works must stop immediately and Natural England consulted. Conditions should be used to ensure this.

Badgers

During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species. Any hazardous chemicals need to be suitably stored away so animals cannot access them.

Bats

As detailed in the PEA (Jan 2022), T1 has moderate suitability for roosting bats. To prevent any bat roosts from being disturbed this tree should be safeguarded from development.

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.

Guidance outlined in the new Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust "Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series publication should be adopted into the site plans

(http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting).

A condition should be used to ensure the above.

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).

Hedgehogs

As detailed within the PEA (Jan 2022) 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.

Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition.

Invasive Non Native Species

Monbretia and Contoneaster (both schedule 9 species) were identified on site. To prevent the spread of these species into the Arun Valley SPA advice should be sought for the proper removal. Biosecurity will need to be a major consideration during the construction phase. A condition should be used to ensure this.

Ecological Enhancements

We require a number of enhancements are incorporated within the scheme and shown with the landscaping strategy. As per the PEA (2022) these should include;

- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species

- Two bat boxes or bricks to be installed on new dwelling (3-5m, facing south/south westerly)
- Two bird boxes installed on the new dwelling
- Grassland areas managed to benefit reptiles and amphibians
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- A hedgehog nesting box included on the site

Kind Regards,

Jen

Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

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

East Pallant House opening hours: 9am-5pm on Monday, Tuesday, Wednesday and Friday, and 10am- 5pm on Thursday

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

Sent: 10 January 2022 11:19

To: Environmental Strategy

Subject: Planning Consultation on: AB/136/21/PL

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: AB/136/21/PL

Registered: 7th January 2022

Site Address: Land Adjacent 18 Queens Lane Arundel BN18 9JN

Grid Reference: 501963 106820

Description of Works: Demolition of garage and erection of two dwellings with associated car parking and landscaping. This application is in CIL Zone 2 and is CIL liable as new dwellings.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (CDB) 2020

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

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