

Nicola Moore

From: Nicola Moore
Sent: 25 January 2021 09:30
To: 'tony standing'
Subject: RE: 14 Queens Lane, Arundel

Hi Tony

That looks to be fine, however please can you submit a PDF copy as a I am unable to upload to our website in the current format.

Kind Regards

Nicky

Nicky Moore



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk
Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning



From: tony standing [REDACTED]
Sent: 23 January 2021 14:03
To: Nicola Moore [REDACTED]
Cc: Rachel Aked [REDACTED]; Tony Stanley [REDACTED]
Subject: Fw: 14 Queens Lane, Arundel

Hi Nicola,
Please find below a report provided by my Client for the Biodiversity section.
Could you please confirm that this meets the validation requirement.
Best wishes,
Tony.

From: Rachel Aked [REDACTED]
Sent: 23 January 2021 13:54
To: tony standing [REDACTED]
Cc: Gavin Gardine [REDACTED]
Subject: Re: 14 Queens Lane, Arundel

Hello Tony

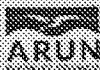
Hope you are having a good weekend - I have found this section about BioDiversity reports on the Arun DC website <https://www.arun.gov.uk/biodiversity-checklist/>

It seems to a standard requirement to complete the form to go with the initial application.

I have completed the attached, I hope this is correct - are you happy to forward it?

best wishes

Rachel



BIODIVERSITY CHECKLIST

Please complete this form having regard to the Biodiversity Checklist Notes, which can be found at: www.arun.gov.uk/biodiversitychecklist
If you tick 'Yes' you must provide supporting information in accordance with the application. If you do not, the application will be held as invalid until you do so.

Site Address/Application Reference Number: **AB/137/20/HH**

Bats

Has the site been surveyed for bats?

YES

NO

Are there any structures on site which have the potential to support roosting bats?

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, raft floors with crevices and woodland. Further guidance can be found in Bat Surveys: Good Practice Guidelines available from www.bats.org.uk and the Bat Mitigation Guidelines available from: <http://www.environment.gov.uk/bats/batmitigationguidelines/>

Are there any trees on the site which have the potential to support roosting bats?

Trees with high potential to support roosting bats include old and veteran trees and any tree with cracks or crevices. Where appropriate, felling and removals must be incorporated into the design of the scheme. Further guidance can be found in Bat Surveys: Good Practice Guidelines.

YES

NO

Barn Owls

Has the site been surveyed for barn owls?

YES

NO

Is there any evidence of barn owls nesting on or near the site or are there any nesting areas on the development site?

Barn owls often nest in barn buildings, derelict buildings, hole stacks, hollow trees and a wide variety of nesting habitats. Barn owls require habitats which suggests high number of small mammals including pasture, hedgerows and woodland. Further information can be found at http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/111111

Breeding birds

Has the site been surveyed for breeding birds?

YES

NO

Will areas of hedgerows, scrub, woodland or other features likely to be a nesting birds be affected by the proposal?

If 'Yes' then mitigation measures to ensure mitigated nests are protected should be included with the application.

Badgers

Has the site been surveyed for badgers?

YES

NO

Is there any evidence of badgers on or near the application site?

Are badgers commuting through the site to foraging areas?

Badgers use a wide variety of habitats and can be found in hedgerows, woodlands, scrub and field margins. Where appropriate, safe routes to foraging areas should be incorporated into the development proposals. Further information can be found in Badgers and Development available at: <http://www.naturalengland.org.uk/ourwork/conservation/badgers/badgersanddevelopment.aspx>

Updated 11/05/18

	YES	NO
Doornice	☐	☒
Has the site been surveyed for doornice?	☐	☒
Is there suitable habitat for doornice on, or close to the application site?	☐	☒
Doornice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in grass scrub, headland and older trees in meadows. More information on doornice can be found on the Arundel District Council website.		
	YES	NO
Great crested newts	☐	☒
Has the site been surveyed for great crested newts?	☐	☒
Is there suitable habitat for great crested newts on, or close to the application site?	☐	☒
Great crested newts are often recorded in ponds, reedbeds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture, and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines from: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/344444/gcwm-guidelines.pdf		
	YES	NO
Reptiles	☐	☒
Has the site been surveyed for reptiles?	☐	☒
Is there suitable habitat on the site for reptiles?	☐	☒
Reptiles use a variety of habitats including rough grassland, headland, old orchards, scrub, overgrown sites, field margins and abandoned gardens. Further information can be found at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/344444/gcwm-guidelines.pdf		

Updated 11/01/17

Rachel Aked
 Tel: 07790 732448
 Email: Rachel@rachelaked.co.uk

On 22 Jan 2021, at 13:59, tony standing [REDACTED] wrote:

Hi Rachel,
 If we both keep digging for info and then we can decide if we need a visit.
 Best wishes,
 Tony.

From: Rachel Aked [REDACTED]
Sent: 22 January 2021 10:04
To: tony standing [REDACTED]
Cc: Gavin Gardiner [REDACTED]
Subject: Re: 14 Queens Lane, Arundel

Hi Tony

Good to talk to you - sorry I was a bit flustered, trying to juggle quite a bit at the moment - didn't envisage having to homeschool when we started the project!

Anyway - are you able to explain why the planning dept are asking for these two reports?

I have spoken to my neighbour across the road, who had a house built about 2 years ago and he wasn't asked, and also another neighbour had a loft conversion a few months ago and wasn't asked - she didn't have a dormer though, just velux.

This is a planning application for a house just round the corner from us that was rejected just before Christmas, I will go through the documents later and see if we can see if they were asked for anything as they are right next to the river https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=AB/114/20/PD

We will see if we can find any other examples to help you

best wishes
Rachel

Rachel Aked
Tel: 07790 732448

On 18 Jan 2021, at 16:22, tony standing <[REDACTED]> wrote:

That would be good,
Thanks Rachel

From: Rachel Aked <[REDACTED]>
Sent: 18 January 2021 16:15
To: tony standing <[REDACTED]>
Cc: Gavin Gardiner <[REDACTED]>
Subject: Re: 14 Queens Lane, Arundel

Hello Tony

I will ask gavin to investigate in the next day or two

best wishes
Rachel

Rachel Aked
Tel: 07790 732448
[Email: Rachel@rachelaked.co.uk](mailto:Rachel@rachelaked.co.uk)

On 18 Jan 2021, at 16:14, tony standing <[REDACTED]> wrote:

That would be very handy if you can provide any info.
Thanks,
Tony.

From: Rachel Aked <[REDACTED]>
Sent: 18 January 2021 16:14
To: tony standing <[REDACTED]>

Cc: Gavin Gardiner <[REDACTED]>
Subject: Re: 14 Queens Lane, Arundel

Hi Tony

thankyou - let me know if you have any issues with the diversity and flood risk assessments.

I just bumped into a friend, who lives on Fitzalan Road, who had converted her loft and extended the back of her house about 2 years ago and wasn't asked for either of these. Gavin was going to have a look at some recent local planning applications to see if/ how they had provided the information.

best wishes
Rachel

Rachel Aked
[REDACTED]

On 18 Jan 2021, at 14:55, tony standing <[REDACTED]> wrote:

Hi Rachel,
I think the paperwork got distorted during the scanning process.
The negatives are clear and have the info on them.
I will redo the paperwork and send it again.
Please pay the cheque, they should ignore the 29th.
I will have a go at the diversity and flood risk elements.
Will keep you informed this time!
Best wishes,
Tony.

From: Rachel Aked <[REDACTED]>
Sent: 18 January 2021 13:50
To: tony standing <[REDACTED]>
Subject: Re: 14 Queens Lane, Arundel

Hello Tony

thankyou for your email - looking at the letter, it says that the application would be closed on December 29th if we haven't responded - so is this letter valid? do I need to wait for a new planning reference to pay?

It mentions several elements that need responding to such as a bio diversity survey and flood risk assessment, is this something that you would do? or do we need to do it? and will you label the plans etc?

Best wishes
Rachel

Rachel Aked

[REDACTED]

On 18 Jan 2021, at 10:50, tony standing
[REDACTED] wrote:

Hi Rachel,
Attached is the letter I did not
receive from the Council.
Could you please pay it and let
me know when paid.
I am partly to blame as I should
have followed this up a couple of
weeks ago.
Sorry.
Tony.

From: Nicola Moore

[REDACTED]
Sent: 18 January 2021 09:49

To: tony standing
[REDACTED]

Subject: RE: 14 Queens Lane,
Arundel

Good Morning Tony

Please find attached a copy of letter
sent on 15th December. As the
email was not received, please
forward the required information
by 1st February.

Kind Regards

Nicky

Nicky Moore

Technical Support Assistant, Planning
<image002.jpg>

[REDACTED]
Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN1

www.arun.gov.uk

<image004.jpg><image005.jpg><image008.jpg><image009.png>

Sign up to our newsletter [here](#)

.....