

Michael Gammon
4 Birch Close

Arundel
BN18 9HN

Your Ref: OWPC17246
Our Ref: AB/148/17/PL 12-12-2017
Please ask for:
Mrs A Gardner

5th February 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

To provide 4 No. detached houses on existing semi natural woodland site. This application is a Departure from the Development Plan.

Wooded Land South West of Dalloway Road Arundel

Thank you for your internet representation made on 2nd February 2018 which has been recorded as '**an objection**' with the comments as follows:

I declare an interest as my residence, where I have lived for the last 30 years, borders the development site which I know well. My objection to the proposed development is based on the contents of the 45 page document submitted by the applicants entitled

PRELIMINARY ECOLOGICAL APPRAISAL

A Report to: Saville Jones Architects

Report No : RT-MME-124814-01 Date: May 2017

By Middlemarch Environmental of Coventry

From Page 22 onwards, "Discussions & Conclusions", the following sentence is used on at least 9 occasions :-

"It is understood that a large area of the existing ancient woodland on site is to be cleared to facilitate the proposed development."

On those occasions the report refers to :-

(Para 6.3)

1. Damage to ancient woodlands.

(Para 6.4)

2. Possible damage to a Habitat of Principal Importance.

3. The need for a bat survey.

4. The need for a dormouse survey. (I have seen a dormouse nest on the edge of the site.)

5 The need for a breeding bird survey. (A great number of different birds use the site.)

6. The need for a great crested newt survey.

7. The need for a reptile survey. (I have seen slow worms & grass snakes close to the site.)

8. The need for an invertebrate survey. (I have seen stag beetles on site.)

9. The need for a botanical survey.

These recommendations indicate that development may well have a significant effect on bio-diversity which would call the application of the ecological mitigation hierarchy as set out in NPPF and NPPG.

I consider that Avoidance, Mitigation or Compensation would be very difficult if not impossible for the plans as submitted and therefore object.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning