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From: Jennifer Pollitt [REDACTED]
Sent: 05 November 2021 12:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/121/21/PL

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Dear Maria,

Please see below our comments in relation to AL/121/21/PL.

App: AL/121/21/PL

Proposal: Demolition of swimming pool buildings and erection of 1 No. new dwelling using the existing access.
This site is in CIL Zone 2 & is CIL Liable as new dwelling.

Address: Rear of Green Gables, Northfields Lane, Westergate, PO20 3UH

Bats

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.

We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

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).

We would like a bird box to be installed on the extension / and or tree within the garden of the property.

Hedgehogs

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. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Reptiles

To ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile habitat does not develop onsite. If this is not possible then a precautionary approach should be taken within the site with regards to reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut.

Enhancements

We note that one tree is due to be removed. To ensure no net biodiversity loss we require one replacement native tree to be planted. A condition should be used to ensure this.

We would like to see other additional enhancements incorporated in to the proposed development. These can include;

- Bat and bird boxes installed on the site,
- Grassland areas managed to benefit reptiles,
- Wildflower meadow planting used,
- Log piles onsite,
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site,
- Hedgehog nesting boxes included on the site

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

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

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



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 26 October 2021 08:34

To: Environmental Strategy

Subject: Planning Consultation on: AL/121/21/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: AL/121/21/PL
Registered: 26th October 2021
Site Address: Rear of Green Gables Northfields Lane Westergate PO20 3UH
Grid Reference: 493865 105695
Description of Works: Demolition of swimming pool buildings and erection of 1 No. new dwelling using the existing access. This site is in CIL Zone 2 & is CIL Liable as new dwelling.

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 25th November 2021. 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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (CDB) 2020

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

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