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7th May 2020

Jaquelin Clay
Otters Holt
Hook Lane
Aldingbourne
West Sussex
PO20 3TB

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

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

Application No: AL/27/20/PL
Site Address: Springfield Hook Lane Aldingbourne PO20 3TE
Description of works: Demolition of the existing dwelling & construction of 2 No. 2-bed, 3 No. 3-bed & 4 No. 4 bed houses including access, landscaping & associated works (resubmission following AL/51/19/PL).

Thank you for your internet representation made on 6th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26754

The application is accompanied by a Preliminary Ecological Assessment which clearly recommends that further survey work be conducted to confirm if reptile species (all of which are protected under the WCA 1981 (rev). Further, the NPPF (2019 v3 paragraph 170d) applies in that a development must establish the level of harm to any protected species; and paragraph 175 sets out the principles that the LPA should apply in assessing any planning application with the potential to harm species. Overall, the NPPF favours sustainable development and that is defined as development that provides a net benefit to wildlife. Further, Natural England's current standing advice to LPAs is that applications where reptiles are potentially present must be accompanied by the results of surveys to establish the species present and their populations, to ensure that sufficient mitigation is provided to avoid net harm to species. In the absence of presence-absence surveys and population surveys, there is insufficient information for the local authority to make a decision in this regard. There is a letter from Natural England which does not object to this application. However, it should be noted that the letter states that it has not evaluated the application, and that there could be matters of concern in terms of the site's biodiversity and ecology. This comment does not object to the principle of development on the site, but is submitted to highlight to the LPA certain inadequacies in the material provided at present. Note also, such surveys cannot be made a subject to reserved matters, as the information is material for the decision itself.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the

website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.