

From: Liz Annalls [REDACTED]
Sent: 09 September 2020 07:10
To: Planning.Responses
Subject: RE: Planning Consultation on: AL/64/20/PL

App No: AL/64/20/PL

Address: Springfield and land to rear Hook Lane Aldingbourne PO20 3TE

Proposal: 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/27/20/PL).

Reptiles

Following submission of Reptile Survey Report (Sept 2019), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

Bats

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

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 (with 24 hours of any work).

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

Enhancements

We would like to see a number of enhancements incorporated within the scheme including;

- Any trees removed should be replace at a ratio of 2:1
- Wildlife pond
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site

- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

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



From: [REDACTED]
Sent: 28 August 2020 12:04
To: Environmental Strategy
Subject: Planning Consultation on: AL/64/20/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/64/20/PL
Registered: 28th August 2020
Site Address: Springfield Hook Lane Aldingbourne PO20 3TE
Grid Reference: 493480 104546
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/27/20/PL)..

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 1st October 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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.

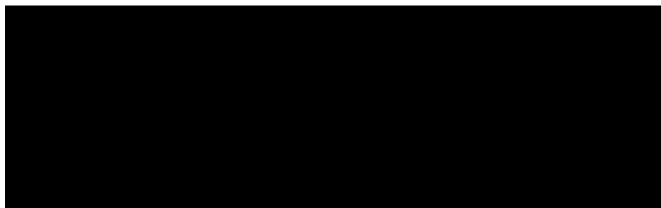
Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council



PLCONSULT (ODS) 2020

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

DX 57406 Littlehampton

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