

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: SM-NE-Consultations (NE) [REDACTED]
Sent: 20 September 2021 16:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Consultations Response - AL/81/21/PL Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU

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Please find Natural England's response in relation to the above mentioned consultation below.

Dear Sirs

Application ref: AL/81/21/PL

Our ref: 366544

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

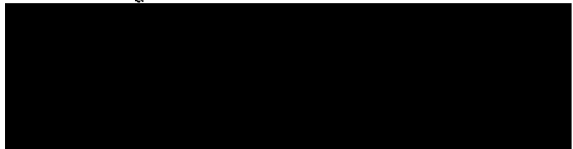
Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

Kate Stanley
Group Coordinator – Operations Delivery, Consultation Team
Natural England



Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 01 September 2021 15:04

To: SM-NE-Consultations (NE) 

Subject: Planning Consultation on: AL/81/21/PL

To: **Natural England**

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/81/21/PL
Registered: 21st June 2021
Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU
Grid Reference: 494104 104244
Description of Works: Demolition of existing building & erection of 5 No houses comprising 1 No 4-bed detached, 2 No 4-bed link detached & 2 No 3-bed detached houses with associated access & parking (resubmission following AL/72/19/PL). This site is in CIL Zone 1 & is Zero Rated.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 29th July 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

Brenda Louisy-Johnson

Planning Officer- Arun District Council

Telephone: 01903 737972

Email: brenda.louisy-johnson@arun.gov.uk

PLCONSULT (ODS) 2020

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

DX 57406 Littlehampton

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