

14/12/2021

App: K/51/21/PL

Proposal: Erection of 1 No detached dwelling and integral garage. This site is in CIL Zone 4 and is CIL Liable as new dwelling.

Address: 47 Golden Avenue East Preston BN16 1QX

Due to the size of the development we would recommend that an extended phase one habitat survey is undertaken by a trained ecologist to determine the presence of protected species within the site and the impact a development would have on the surrounding environment. Following this survey if any further surveys are recommended we would require these to also be undertaken and any mitigation required to be considered and included within the planning application.

This survey will need to assess the green infrastructure across the site and ensure that this is retained and enhanced as part of the scheme. We require that enhancements to improve biodiversity across the site are incorporated into any future planning application and these should be discussed within the ecological surveys and shown within the landscaping plans.

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council

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