



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Jennifer Pollitt [REDACTED]
Sent: 22 December 2021 08:47
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: K/51/21/PL - Erection of Dwelling at No.47 Golden Avenue, East Preston, BN16 1QX - UPDATE ON RECOMMENDATION

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Hi Amy,

I would require a phase 1 for this one. The longer vegetation sward, dense bramble and adjacent farmland (with intact hedgerow) can provide good habitat diversity for a number of species, such as reptiles, small mammals, birds, and foraging bats.

Many thanks,

Jen



Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

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

East Pallant House opening hours: 9am-5pm on Monday, Tuesday, Wednesday and Friday, and 10am- 5pm on Thursday



From: Amy Myer [<mailto:Amy.Myer@arun.gov.uk>]

Sent: 21 December 2021 16:55

To: Jennifer Pollitt

Subject: FW: K/51/21/PL - Erection of Dwelling at No.47 Golden Avenue, East Preston, BN16 1QX - UPDATE ON RECOMMENDATION

Hi Jen

Sorry another one to query!

I will forward you some site photos now but can you please confirm by COB tomorrow if def needs Phase 1 or not?

I need to be able to advise them before holidays as this is only outstanding issue so if not then I can approve it first week of Jan

Thanks
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place



T: 01903 737776

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From: Adrian Bussetil [REDACTED]
Sent: 21 December 2021 15:22
To: Amy Myer <Amy.Myer@arun.gov.uk>

[REDACTED]

Subject: RE: K/51/21/PL - Erection of Dwelling at No.47 Golden Avenue, East Preston, BN16 1QX - UPDATE ON RECOMMENDATION

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Good afternoon Amy,

Our office is currently closed for the Christmas break. However, I felt compelled to clarify matters as Queenie will not return until Tuesday 4th January and I myself am on leave until Monday 10th January 2022.

An ecology report was not submitted in support of the above application [K/51/21/PL](#). We are not aware of the site holding any ecological value and biodiversity enhancement is normally controlled as a condition of planning permission.

Your below email suggests that the LPA would expect a Phase 1 ecology report due to the size of development and its location adjacent to fields. I would argue that the application site and the proposed development there on is actually small scale. Moreover, the site is bound by residential development to the north, south and west. The rear site boundary measures circa 16.5m and it is bound cultivated agricultural fields. Thus, the need for a Phase 1 Ecology Survey is not a prerequisite.

Notwithstanding the above, in an attempt to work with rather than against the authority, the applicant will commission the requested ecology report and they have confirmed that we can expect receipt of the same early January.

I would therefore respectfully invite the LPA to agree to an extension of time to allow the submission of the said ecology report. If not, and you believe there to be evidence to substantiate a refusal on ecology grounds, then at least your delegated report will would crystallise the reason for refusal to be addressed.

I consider that agreement on an extension of time to say Friday 28th January 2022 should suffice.

Kind regards

Adrian

Adrian Bussetil
BA(Hons) DipUP MRTPI

Director
Partners in Planning and Architecture Ltd
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PE27 4WY

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From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 20 December 2021 22:33

Subject: RE: K/51/21/PL - Erection of Dwelling at No.47 Golden Avenue, East Preston, BN16 1QX - UPDATE ON RECOMMENDATION

Dear Queenie and Philip,

I have now had chance to review the current application and discuss with Managers at case review. The good news is the majority of matters such as visual and residential amenity impact, drainage and highways are acceptable, subject to appropriate planning conditions.

However, unfortunately the Council's Ecology Officer (comments dated 14/12) has raised the issue of the lack of an extended Phase 1 Habitat Survey which we would expect due to the size of development and its location adjacent to fields. As such, this is required prior to determination of an application to establish if protected species are present and if so further species-specific surveys and mitigation strategies would be required. A Biodiversity Net Gain Plan is also required.

I'm afraid this is a 'show-stopper' on the current application, as we are not in a position to grant an Extension of Time that would allow for the necessary Phase 1 Survey to be undertaken.

As such, we are in the position that unfortunately we would either have to refuse the current application on this basis, or you could withdraw it and re-submit in the new year once the ecology survey (and any associated surveys and mitigation report) have been undertaken. I am awaiting Tree Officer comments to confirm if it is acceptable in this respect too.

As the decision on the current applications is due in early Jan, 6th January, please could you email me by COB this Weds (22nd Dec) to confirm if you wish to withdraw the current application?

Kind regards,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
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From: Queenie Cheng [REDACTED]
Sent: 16 December 2021 13:44
To: Amy Myer <Amy.Myer@arun.gov.uk>
[REDACTED]

Subject: K/51/21/PL - Erection of Dwelling at No.47 Golden Avenue, East Preston, BN16 1QX

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Dear Ms Myer

Following your correspondence with Mr Thompsett below and the end of the consultation period, it is my understanding that no objections has been raised; hence the LPA will be in the position to put this application forward for approval.

I would be grateful if you could confirm with me if my assumption above is correct. Many thanks.

Kind regards

Queenie

Queenie Cheng (MTCP)

Planner
Partners in Planning and Architecture Ltd
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[REDACTED]
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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 13 December 2021 12:08
To: Philip Thompsett [REDACTED]
Cc: Queenie Cheng [REDACTED]
Subject: RE: K/51/21/PL photos

Great many thanks for the photos Philip, these look sufficient, but will let you know if I need any further when I come to review the application in due course

Kind regards,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place



T: 01903 737776
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