

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

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From: Liz Annalls [REDACTED]
Sent: 31 March 2022 09:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: K/6/22/PL

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Application No: K/6/22/PL
Site Address: 47 Golden Avenue East Preston BN16 1QX
Description of Works: Erection of a detached dwelling and integral garage (resubmission following K/51/21/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling.

Bats

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 brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground.

Reptiles and Great Crested Newts

Following submission of the PEA (Jan 2022), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

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 (within 24 hours of any work).

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

Hedgehogs

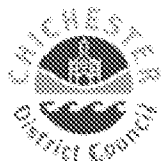
Any brush piles, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Policy ENV DM5

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. We are satisfied that the biodiversity enhancements recommended within the PEA (Jan 2022) are suitable and should be incorporated into the landscaping scheme. A condition should be used to ensure this takes place.

Kind regards

Liz



Liz Annalls

Environment Officer
Environmental Protection
Chichester District Council

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



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

Sent: 30 March 2022 11:02

To: Environmental Strategy [REDACTED]

Subject: Planning Consultation on: K/6/22/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: K/6/22/PL
Registered: 24th February 2022
Site Address: 47 Golden Avenue East Preston BN16 1QX
Grid Reference: 507730 102190
Description of Works: Erection of a detached dwelling and integral garage (resubmission following K/51/21/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling.

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 31st March 2022 . 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://app.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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (OOB) 2020

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

DX 57406 Littlehampton

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