

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 March 2021 08:12
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/58/21/PL

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From: Stephanie Evans [REDACTED]
Sent: 04 March 2021 13:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/58/21/PL

Application No: LU/58/21/PL
Registered: 26th February 2021
Site Address: Land adjacent to Toddington Lane Farm Cottages Toddington Lane BN17 7PP
Grid Reference: 503545 103382
Description of Works: Erection of a semi-detached building comprising 2 No. 3 bedroom house with associated parking & landscaping. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.

Ecology

As indicated by the Preliminary Ecological Appraisal, the habitats on-site are due to be lost with the development and therefore it is essential that mitigation be provided to mitigate and compensate for these losses. Therefore the following is required in accordance with the report:

- A replacement hedgerow at the southern boundary of the site to compensate for the loss of scrub;
- A bat sensitive lighting scheme;
- Precautions for badgers as detailed within section 5.13 of the report;

- Precautionary measures for reptiles as detailed within sections 5.20 to 5.22 of the report;
- The removal of any vegetation to be undertaken outside bird nesting season March – September, unless under the direct supervision of an ecologist who has undertaken the necessary nest checks;
- Enhancements as detailed within sections 5.27 – 5.32 of the report including native tree and shrub planting; bat and bird boxes; log piles and hedgehog-friendly fencing.

Further details are required on the intended replacement hedgerow at the southern boundary of the site.



Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 03 March 2021 09:38
To: Environmental Strategy
Subject: Planning Consultation on: LU/58/21/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

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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 April 2021 . 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020

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