

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 November 2020 11:34
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/79/20/PL

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Save the environment - think before you print.

From: Liz Annalls [REDACTED]
Sent: 19 November 2020 09:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/79/20/PL

App No: WA/79/20/PL
Address: Spindlewood Yapton Lane Walberton BN18 0AS
Proposal: Demolition of existing dwelling & erections of 8 No. new dwellinghouses with associated landscaping & parking (resubmission following WA/30/20/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable.

Bats

Following submission of Ecological Assessment (May 2020) we are happy that the mitigation proposed within section 4.4 would be suitable. A condition should be used to ensure this takes place.

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.

Great Crested Newts

Following submission of Ecological Assessment (May 2020) we are happy that the mitigation proposed within section 4.7 would be suitable for Great Crested Newts. A condition should be used to ensure this takes place.

Reptiles

Following submission of Ecological Assessment (May 2020) we are happy that the mitigation proposed within section 4.8 would be suitable for reptiles. 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).

Net Biodiversity Gain

We are satisfied that the enhancements proposed within the Ecological Assessment (May 2020) are suitable and should be incorporated into the landscaping plans for the site, this includes;

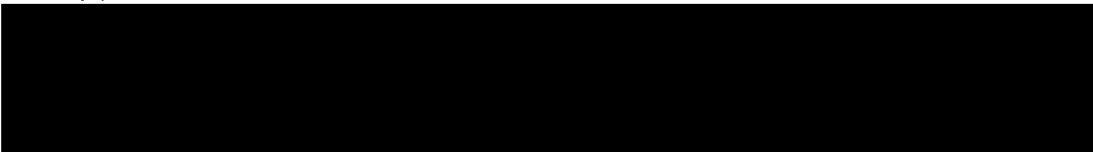
- 5 or more bat rooting features installed onsite with the use of bat tiles, bat tubes and wall mounted bat shelters positioned on south and east facing elevations on the new buildings
- Three sparrow terrace nest boxes installed on the new properties
- Two Vivara Pro Seville Woodstone nest boxes fitted to buildings or mature trees onsite
- Schwegler 1B nest boxes installed on mature trees across the site
- Dead wood habitat replaced onsite in the form of log piles
- Creation of new native species hedgerows
- Wildflower meadow planting used
- Grassland areas managed to benefit reptiles.
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 19 November 2020 09:33
To: Environmental Strategy
Subject: Planning Consultation on: WA/79/20/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: WA/79/20/PL
Registered: 28th October 2020
Site Address: Spindlewood Yapton Lane Walberton BN18 0AS
Grid Reference: 497681 105314
Description of Works: Demolition of existing dwelling & erections of 8 No. new dwellinghouses with associated landscaping & parking (resubmission following WA/30/20/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable.

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 24th December 2020 . 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

Andrew Wood

Planning Officer- Arun District Council

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

PLCONSULT (COB) 2020

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

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