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From: Liz Annalls [REDACTED]
Sent: 27 January 2022 12:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/7/22/PL

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Application No: Y/7/22/PL
Site Address: Land adjacent to Bonhams & Flints Hoe Lane Flansham PO22 8NP
Description of Works: Erection of 4 No dwelling with access from Hoe Lane and associated landscaping, including native orchards and wildflower meadows. This application is a Departure from the Development Plan and is in CIL zone 3 and is CIL Liable as new dwellings.

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

Great Crested Newts

As detailed within the Ecological Survey (Nov 2021) further Great Crested Newt surveys are required in water body 6 and 7 in the form of eDNA assessments. If Great Crested Newts are found to be present further survey work would be required. We require that these surveys are undertaken prior to determination and submitted as part of this application.

As detailed within the Ecological Survey (Nov 2021) there is potential for Great Crested Newts to be using the terrestrial habitat onsite. Due to this and as recommended within the survey a further eDNA sampling survey is required on both ponds. The results of these surveys can then be used to create a suitable mitigation strategy and inform a Natural England protected species license if required. We require that these surveys are undertaken and the report and the mitigation strategy submitted with the planning application prior to determination.

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 number of bird boxes to be installed on the buildings 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.

Net Biodiversity Gain

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 Ecological Survey (Nov 2021) 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 [<mailto:planning.responses@arun.gov.uk>]
Sent: 26 January 2022 10:34
To: Environmental Strategy
Subject: Planning Consultation on: Y/7/22/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: Y/7/22/PL
Registered: 25th January 2022
Site Address: Land adjacent to Bonhams & Flints Hoe Lane Flansham PO22 8NP
Grid Reference: 496149 101172
Description of Works: Erection of 4 No dwelling with access from Hoe Lane and associated landscaping, including native orchards and wildflower meadows. This application is a Departure from the Development Plan and is in CIL zone 3 and is CIL Liable as new dwellings.

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 February 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

Amber Willard

Planning Officer- Arun District Council

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Email: amber.willard@arun.gov.uk

PLCONSULT (ODS) 2020

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

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