

24th March 2024

South Downs National Park
Planning Department
South Downs Centre
Midhurst
West Sussex
GU29 9DH

Dear Sirs,

Re : Full Planning Application for a Three Bed Residential Dwelling on Land Adjacent to The Oaks, St Mary's Road Liss.

In relation to the above application please find enclosed the following documents-

Site Location Plan (OS Licence number 100053143)
Site Block Plan
Proposed Elevations
Proposed Floor Plans
Planning Statement
Ecosystems Services Statement
Soils Management Plan
Dark Skies Assessment
Noise Assessment
CIL Questions
Preliminary Ecology Assessment

The application is submitted before 2nd April and is for a single dwelling and is therefore exempt for the national mandatory Biodiversity Net Gain requirement of 10%.

Dark Skies Assessment

The proposed dwelling will be situated within an existing group of buildings, any light emitted from the proposed dwelling is unlikely to have any impact on the dark skies within this area. However, the building has been designed to limit the number of skylights and all upward facing windows will be fitted with blinds to avoid light spill during the evenings. External lighting will be down lights only with some low level bollard lighting.

Noise Assessment

The proposed dwelling will be situated within an existing group of buildings. Any noise emitted from the proposed dwelling is unlikely to have any impact on surrounding exiting occupiers. There will be no additional noise than from any other normal dwelling. There will

be some noise disturbance during the construction of the dwelling. Proposed working hours will be 8am till 5pm Mon – Friday only.

Habitat Regulations Assessment

The application site is within 400m to 5km of the Wealden Heaths Phase II SPA, but is further than 5km from the Thames Basin Heaths SPA. The current Natural England advice for such sites is that as the application proposes a scale of development less than 20 dwellings in size, such development will not have significant adverse impacts on the Wealden Heaths SPA.

If you require any further information please contact us.

