

From: Liz Rogers [REDACTED]
Sent: 22 February 2017 13:34
To: Planning.Responses
Subject: RE: Planning Consultation on BN/5/17/DOC

APP No: BN/5/17/DOC
Address: Tars Farm Church Lane Barnham PO22 0DB
Proposal: Application for approval of matters reserved by condition imposed under BN/11/14 relating to Condition No. 4 (surface water drainage), 5 (watercourses), 6 (future access & maintenance of any watercourses or culvert (piped watercourse), 7 (ecological management & enhancement scheme) & 8 (details of hard & soft landscaping)

Condition 7

Condition 7 states that *'before any development takes place, an ecological management and enhancement scheme for the area shown on the Figure 3 Habitat Plan which forms part of the submitted Phase 1 Habitat Survey shall be submitted to and approved by the Local Planning Authority. The scheme shall in accordance with the recommendations section (4.0) of the submitted "Phase one habitat survey", the recommendations section (5.0) of the submitted "Bat Daylight and Evening Emergence Survey" and the Conclusion and recommendations section of the submitted Barn Owl Survey'*

However the information which has been submitted to discharge this condition within the Response to Decision Notice is insufficient and doesn't address the requirements made within the Phase one habitat survey. We require that a full ecological management and enhancement scheme is submitted which needs to be written by a suitably qualified ecologist and include the following;

- Reptiles – full details of the site clearance methodology (including timings of the works) and what measures are put in place should reptiles be found onsite (an ecological watching brief), management of the site post construction, what compensation will be provided in the form of habitat enhancements for reptiles due to the loss of reptile habitat.
- Bats – Details of the precautionary approach to converting the barns, what enhancements will be made for bats (e.g. bat boxes / tiles), and details of the lighting scheme and how bats have been considered for this.
- Badgers – Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced
- Barn owls – further survey work in 2013 confirmed that barn owls were roosting within the site and mitigation recommended. Further details of updated mitigation should be included within the ecological management and

enhancement scheme and this needs to include temporary roosting opportunities for the barn owls prior the works commencing, permanent roosting opportunities for barn owls and habitat enhancement plans.

- Nesting birds – Timing works (vegetation stripping and removal of nesting areas within the buildings) outside of the bird nesting season and where this is no possible an ecologist will need to survey the area for nesting birds 24 hours prior to the works taking place.
- Site enhancements – details of other site enhancements including, new hedging along the access track, bird boxes and new native species planting.

The ecological management and enhancement scheme report detailing all the above will need to be submitted before we are able to discharge the condition.

Regards

Liz

Liz Rogers

Environment Officer
Environment
Chichester District Council

<http://www.chichester.gov.uk> | www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 21 February 2017 14:33

To: Environmental Strategy

Subject: Planning Consultation on BN/5/17/DOC

To: **Ecology Advisor**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **BN/5/17/DOC**
NO:

Registered: 16-FEB-17

Site Address: Tars Farm Church Lane Barnham PO22 0DB

Description of Application for approval of matters reserved by condition

Works: imposed under BN/11/14 relating to Condition No. 4 (surface water drainage), 5 (watercourses), 6 (future access & maintenance of any watercourses or culvert (piped watercourse), 7 (ecological management & enhancement scheme) & 8 (details of hard & soft landscaping)

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 7th March 2017.

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email

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

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