



From: Liz Annalls [REDACTED]
Sent: 18 December 2019 09:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/105/19/PL

App No **Y/105/19/PL**

Address: **Stakers Farm North End Road Yapton BN18 0DU**

Proposal: **Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn & associated landscaping & parking - This application may affect the character and appearance of Main Road/Church Road Conservation Area.**

Bats

Following submission of the EIA (Oct 2019) . A condition should be used to ensure this takes place. The applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking 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.

Reptiles

As detailed within the EIA (Oct 2019) we are happy that a precautionary approach can be undertaken on the site for reptiles. This involves strimming the rough grassland and tall ruderal vegetation in the margins of the buildings to 150mm before being left for 24 hours for any reptiles to naturally disperse. Vegetation can then shorter and maintained at this height prior to works commencing.

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).

A check will also be required for birds' nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

We would like a bird box to be installed on the extension / and or tree within the garden of the property.

Biodiversity Net 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. Though some biodiversity enhancements have been recommended within the EIA (Oct 2019) further information needs to be required demonstrating what will be included within the scheme and what level of net gain will be created from this.

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: 12 December 2019 18:34
To: Environmental Strategy
Subject: Planning Consultation on: Y/105/19/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/105/19/PL

Registered: 14th November
2019

Site Address: Stakers Farm North End Road Yapton BN18 0DU

Grid Reference: 497731 103487

Description of Works: Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn & associated landscaping & parking
- This application may affect the character and appearance of Main Road/Church Road Conservation Area.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 19-DEC-19.

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.

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 Maria Tomalova who can be contacted on telephone number 01903 737510.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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