

[REDACTED]

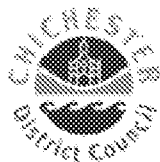
From: Liz Annalls [REDACTED]
Sent: 15 January 2020 10:05
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Y/105/19 & Y/106/19/L - Stakers Farm, North End Road, Yapton

Morning Maria,

I have had a look at the below and I am happy with the approach they have recommended and for this to be conditioned in relation to Biodiversity net gain.

Many thanks

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

[REDACTED]

From: Maria Tomalova [<mailto:Maria.Tomalova@arun.gov.uk>]
Sent: 07 January 2020 15:26
To: Liz Annalls
Subject: FW: Y/105/19 & Y/106/19/L - Stakers Farm, North End Road, Yapton

Hi Liz,

See below the response of the agent on your comments on the above application.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk

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Save the environment - think before you print.

From: Ben Daines [REDACTED]
Sent: 07 January 2020 14:49
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Y/105/19 & Y/106/19/L - Stakers Farm, North End Road, Yapton

Hi Maria,

Following our conversation earlier today, I have now had the opportunity to look at the Environment Officer's comments.

As per the Ecological Impact Assessment submitted with the planning application, the following ecological enhancements will be included as part of the development proposals:

- The use of flowering shrubs as listed within the RHS 'Plants for Pollinators' plant list within new planting to the gardens;
- Installation of bird boxes either to the dwellings or to a nearby tree;
- Installation of integrated bat roosting opportunities;
- Hedgehog friendly fencing to be used within the scheme;
- Planting of a new native species-rich hedge to the margins of the site;
- Use of seed and berry producing trees and shrubs within the scheme to provide a foraging resource for local birds.

Details of the above could all be secured via condition, primarily through a detailed hard and soft landscaping scheme.

Whilst the net biodiversity gain has not been quantified, the above measures will result in significant benefits for the site, particularly given that the existing area of hardstanding within the courtyard of the barns will be turned into gardens with pollinator-friendly planting.

I trust this addresses the Environment Officer's comments.

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

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Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

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From: Ben Daines

Sent: 07 January 2020 11:02

To: maria.tomalova@arun.gov.uk

Subject: RE: Y/105/19 & Y/106/19/L - Stakers Farm, North End Road, Yapton

Dear Maria,

Please see my email below. Given we are only two days away from the determination date for this application could you please update me on its progress?

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

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From: Ben Daines

Sent: 02 January 2020 12:33

To: maria.tomalova@arun.gov.uk

Subject: Y/105/19 & Y/106/19/L - Stakers Farm, North End Road, Yapton

Dear Maria,

I refer to the above planning and listed building applications which are due to be decided on 9 January. I note that Yapton Parish Council have objected to the applications on what we consider to be unreasonable grounds.

Could you please confirm whether you are intending to recommend these applications for approval and, if so, could you also advise whether the decisions can be delegated or whether the applications now have to go before the Development Control Committee as a result of the Parish Council's objection?

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

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