



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: Wednesday, September 13, 2023 5:09 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/105/19 & Y/106/19/L - Stakers Farm, North End Road, Yapton

Please upload the below to the above applications; Planning Correspondence

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Maria Tomalova
Sent: Wednesday, January 22, 2020 2:40 PM
To: Ben Daines <[REDACTED]>
Subject: RE: Y/105/19 & Y/106/19/L - Stakers Farm, North End Road, Yapton

Hi Ben,

After visiting the site with Martyn (our Conservation Officer) we have met again and discussed your proposal resulting in a suggestion that the proposal to be acceptable needs some amendments. Now I am waiting for Martyn's comments, I will have them more likely tomorrow.

If it is feasible I would prefer to meet you before I leave for my holiday (27 January). Speaking recently with Martyn, the earliest committee we can think of is a March Committee.

This Friday is my duty from 9am to 12am and it would be helpful if you can come around and meet me on reception of Arun District Council, Maltravers Road, Littlehampton.

Please let me know.

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
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From: Ben Daines <[REDACTED]>
Sent: 20 January 2020 15:21
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Martyn White <Martyn.White@arun.gov.uk>
Subject: RE: Y/105/19 & Y/106/19/L - Stakers Farm, North End Road, Yapton

Hi Maria,

Could you please advise when we are likely to receive comments from the Conservation Officer and whether you will be taking the planning application to the Development Control Committee on 5 February?

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

We are proud to have raised over £6000 for our chosen charity, Chestnut Tree House. Read more [here](#)



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

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 07 January 2020 15:24

To: Ben Daines

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

Thank you Ben.

I will forward it to our environment officer.

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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From: Ben Daines

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

Happy New Year from all at ECE Planning.



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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

Happy New Year from all at 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

Happy New Year from all at ECE Planning.



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