

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 November 2020 11:35
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/106/20/PL

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Liz Annalls [REDACTED]
Sent: 19 November 2020 09:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/106/20/PL

App No: Y/106/20/PL
Address: Land to the south of Ford Lane East of North End Road Yapton BN18 0DS
Proposal: Construction of 4 dwellings as temporary sales area & sales office including access, parking and landscaping. This application affects a Public Right of Way.

Biodiversity

No protected species surveys have been undertaken on the site so we are unable to establish if protected species are present. Prior to determination we require that an extended phase one habitat survey is undertaken on the site to determine if there is potential for protected species. If there is potential for protected species then further surveys would be required. These surveys plus any mitigation strategies required will need to be submitted as part of the planning application prior to determination.

Policy ENV DM5

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. Examples of what we would be expecting to see include;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site

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: 18 November 2020 16:19
To: Environmental Strategy
Subject: Planning Consultation on: Y/106/20/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/106/20/PL
Registered: 8th October 2020
Site Address: Land to the south of Ford Lane East of North End Road Yapton BN18 0DS
Grid Reference: 498095 103863

Description of Works: Construction of 4 dwellings as temporary sales area & sales office including access, parking and landscaping. This application affects a Public Right of Way.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 12th November 2020 . 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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

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

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (OOB) 2020

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