

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 March 2021 08:14
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/22/21/PL

Amanda Scholes

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From: Stephanie Evans [REDACTED]
Sent: 04 March 2021 14:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/22/21/PL

Application No: Y/22/21/PL
Registered: 2nd March 2021
Site Address: North Barn Hoe Lane Flansham PO22 8NT
Grid Reference: 496096 101370
Description of Works: Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (renewal of permission Y/60/16/PL, amended with Y/53/19/NMA). This site is in CIL Zone 3 and is CIL Liable as new dwelling & may affect the setting of a listed building.

Ecology

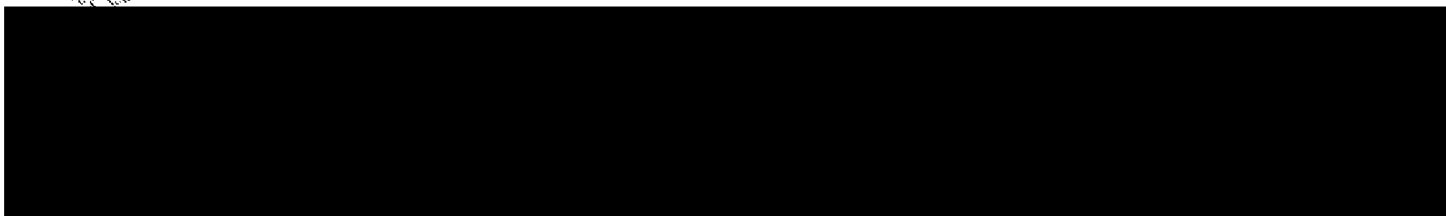
In accordance to the Ecological/Bat Roost Assessment, works can commence on site without further surveys, provided the mitigation proposed within the report is implemented in its entirety. More specifically:

Prior to commencement of works to remove the roof tiles, the gaps beneath the ridge tiles will require an endoscope inspection by a licenced bat ecologist. Provided no evidence of bats have been identified, a removal of roof tiles can be undertaken by hand under the supervision of the ecologist. If a bat is discovered at any time, all works must cease and the advice of the bat ecologist sought.

- External lighting should be restricted, unless it is a bat sensitive scheme in accordance with Bat Conservation Trust guidelines;
- Construction works should take place outside the bird nesting season, March to September, unless preceded by a nest check by a suitably qualified ecologist;
- To prevent risk of death or injury to reptiles and amphibians, a finger-tip search by an ecologist should be undertaken prior to any groundworks resulting in the loss of the grassland. Following the search, a two-phase strim should be introduced;
- Enhancements in the form of two bat tiles and the inclusion of native tree and shrub planting in the landscaping scheme.



Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 04 March 2021 13:08
To: Environmental Strategy
Subject: Planning Consultation on: Y/22/21/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

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The Council have received the above application.

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

This application has been identified as CIL Liab. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. Off Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for off site infrastructure mitigation schemes. Therefore if this proposal triggers the need for off site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 1st April 2021 . 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (COB) 2020

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