

From:
Sent:
To:
Subject:



App No: Y/26/20/RES

Address: Land at the Southern End of Cinders Lane Cinders Lane Yapton BN18 0JJ

Proposal: Approval of reserved matters following the grant of Y/32/17OUT for the erection of 19 No. dwellings This application also lies within the parish of Climping & affects a Public Right of Way.

Reptiles

The reptile survey has shown that there is a small of reptile's onsite. Due to this mitigation has been proposed within the Reptile Presence / Absence Survey Report (April 2017) and we are happy that the proposed mitigation is suitable and this can be conditioned.

Bats

The Phase 1 Habitat Assessment (March 2017) has detailed that the only tree which has bat potential if an ivy covered Oak Tree. Current proposals do not include removing this tree and no disturbance will take place. However if this changes further bat activity surveys will be required and Natural England consulted.

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.

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 (with 24 hours of any work).

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council



To: Environmental Strategy
Subject: Planning Consultation on: Y/26/20/RES

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 -

Article 6 - Articles 16 & 18 Consultation before the grant of permission

Approval of Reserved Matters Following Outline Approval

APPLICATION NO: Y/26/20/RES

Registered: 6th March
2020

Site Address: Land at the Southern End of Cinders Lane Cinders Lane
Yapton BN18 0JJ

Grid Reference: 498160 102625

Description of Works: Approval of reserved matters following the grant of
Y/32/17OUT for the erection of 19 No. dwellings This
application also lies within the parish of Climping & affects a
Public Right of Way.

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 18-APR-20.**

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 Mr S Davis who can be contacted on
telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

LEGAL DISCLAIMER

Communications on or through Chichester District Council's computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

Communications on or through Chichester District Council's computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

If you have received this e-mail in error please notify the Chichester District Council administrator.