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Save the environment - think before you print.

From: Liz Annalls [REDACTED]
Sent: 25 March 2020 15:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/33/20/PL

App No: Y/33/20/PL

Address: Sunnymead North End Road Yapton BN18 0DL

Proposal: Demolition of existing dwelling & outbuildings & erection of 7 No. dwellings comprising 3 No. 4 bed houses, 1 No. 3 bed house & 3 No 2 bed houses. This application is a Departure from the Development Plan.

Bats

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.

We require that bat bricks are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows and during construction fencing should be used to

ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

Reptiles

Following submission EIA (December 2018), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

Badgers

As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

Nesting bird

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 (within 24 hours of any work).

We would like a number of bird boxes installed on the buildings / and or trees within the site.

Net Biodiversity Gain

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. We are satisfied that the enhancements proposed within the EIA (Dec 2018) are suitable, and should be incorporated into the landscaping plans.

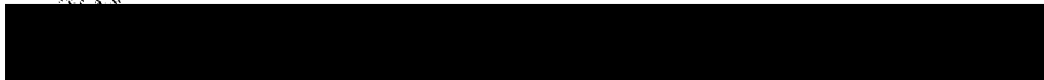
Kind Regards

Liz



Liz Annalls

Environment Officer
Environmental Protection
Chichester District Council



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 25 March 2020 14:34

To: Environmental Strategy

Subject: Planning Consultation on: Y/33/20/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/33/20/PL
Registered: 25th March
2020
Site Address: Sunnymead North End Road Yapton BN18 0DL
Grid Reference: 498169 104354
Description of Works: Demolition of existing dwelling & outbuildings & erection of 7
No. dwellings comprising 3 No. 4 bed houses, 1 No. 3 bed
house & 3 No 2 bed houses. This application is a Departure
from the Development Plan.

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 25-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 Amy Myer who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

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

DX 57406 Littlehampton

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