



From: Liz Rogers [REDACTED]
Sent: 26 July 2017 14:51
To: Planning.Responses
Subject: RE: Planning Consultation on: Y/49/17/OUT

App No: Y/49/17/OUT

Address: Land at Street Buildings North End Road Yapton BN18 0DT

Proposal: Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.

Biodiversity

Though the applicant has had a bat survey undertaken on the buildings on the site, unfortunately no surveys have been done for the rest of the site with regards to other protected species (reptiles, GCN, dormice).

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.

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.

Nesting Birds

Any works to the trees, vegetation clearance, demolition 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).

Due to the presence of swallow nests within the buildings due for demolition, suitable bird boxes should be installed onsite prior to demolition. Nesting opportunities should also be incorporated into the buildings.

Kind Regards

Liz



Liz Rogers

Environment Officer
Environment
Chichester District Council

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



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

Sent: 21 July 2017 09:19

To: Environmental Strategy

Subject: Planning Consultation on: Y/49/17/OUT

To: **Ecology Advisor**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 5 - Articles 16 & 18 Consultation before the grant of permission**

Outline Consent

APPLICATION NO: Y/49/17/OUT

Registered: 21st July
2017

Site Address: Land at Street Buildings North End Road Yapton BN18 0DT

Grid Reference: 497641 103557

Description of Works: Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.

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 24-AUG-17.**

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 01903 737874.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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