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**From:** [REDACTED]  
**Sent:** 13 March 2019 09:55  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: Y/4/19/RES

**App No:** Y/4/19/RES

**Address:** Cinders Lane Nursery & works to R/O Cinders Lane  
Yapton BN18 0JJ

**Proposal:** Approval of reserved matters following outline consent  
Y/5/17/OUT for 51 No. dwellings. This application affects  
a Public Right of Way.

#### **Bats**

As a precautionary approach demolition of the buildings should be undertaken by hand with careful stripping of the internal and external roof spaces. If a bat is found all works must stop 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.

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 (5m) 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. Where any hedge is to be removed at detailed within the survey, new hedgerow should be planted.

#### **Reptiles**

The reptile survey has shown that there is a moderate population of reptile's onsite. Due to this mitigation has been proposed within the Reptile Presence / Likely absence survey report (June 2017) and we are happy that the proposed mitigation is suitable. The applicant should note that no works can commence until the reptile translocation has taken place.

#### **Great Crested Newts**

The Great Crested Newt survey has illustrated that it is highly unlikely that Great Crested Newts would be impacted upon due to the works; however as a precautionary approach the site clearance works must be completed under a non-license Method Statement. We are satisfied that the proposed Great Crested Newt Non Licence Method Statement (April 2017) is suitable.

#### **Enhancements**

There are a number of enhancements we want to see incorporated into the design including

- Bat roosting opportunities within the building framework using bat tiles, and bricks
- Any trees removed should be replaced at a ratio of 2:1
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- Wild flower meadow areas within the open space onsite

Kind Regards

Liz

 **Liz Rogers**  
Environment Officer  
Environmental Protection  
Chichester District Council

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**From:** planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]  
**Sent:** 06 March 2019 13:36  
**To:** Environmental Strategy  
**Subject:** Planning Consultation on: Y/4/19/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/4/19/RES

**Registered:** 31st January  
2019

**Site Address:** Cinders Lane Nursery & works to R/O Cinders Lane Yapton  
BN18 0JJ

**Grid Reference:** 498160 102625

**Description of Works:** Approval of reserved matters following outline consent  
Y/5/17/OUT for 51 No. dwellings. This application affects a  
Public Right of Way.

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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 07-MAR-19.**

You can also monitor the progress of this application through the Council web site:  
[www.arun.gov.uk/planning](http://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

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