

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 20 August 2018 09:44
To: Planning.Responses
Subject: RE: Planning Consultation on: Y/62/18/OUT

App No: Y/62/18/OUT

Address: Clays Farm North End Road Yapton BN18 0DT

Proposal: Outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. 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.

Reptiles

Due to the current condition of the site and the information provided with the Ecological Appraisal there is potential for reptiles to be onsite and in particular within the boundaries. Though it has been proposed that a buffer is put in place to retain the boundary habitat, the suitable reptile habitat extends beyond this area and until reptile surveys are undertaken we do not know how large the reptile population is. Due to the protection reptiles hold the applicant will need to either have a reptile activity surveys undertaken by a suitably qualified ecologist or assume reptiles are onsite and have a mitigation strategy for reptiles produced and submitted with the planning application prior to determination. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works

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).

Enhancements

There are a number of enhancements we would like to see onsite including,

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow

- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- Grassland areas managed to benefit reptiles.
- Log piles onsite

Kind Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

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



Sent: 13 August 2018 16:18
To: Environmental Strategy
Subject: Planning Consultation on: Y/62/18/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/62/18/OUT

Registered: 3rd August
2018

Site Address: Clays Farm North End Road Yapton BN18 0DT

Grid Reference: 497773 103851

Description of Works: Outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. 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 14-SEP-18.

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>

DX 57406 Littlehampton

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