

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 03 December 2018 12:19
To: Simon Davis
Subject: RE: Y/87/18/PL - Rookery Farm, Flansham Lane

Hi Simon,

Yes you are right they do need to undertake an initial building survey to determine the likely presence of bats and barn owls. Following this if further surveys are required these will also need to be submitted with the application. I have attached some formal comments.

Thanks

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

[REDACTED]
<http://www.chichester.gov.uk>



From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 30 November 2018 10:57
To: Liz Rogers
Subject: FW: Y/87/18/PL - Rookery Farm, Flansham Lane

Dear Liz,

I am sending through a consultation request on this application. I have asked for a Phase 1 Habitat Survey but they, for the reasons set out in the email below, do not consider it necessary.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: Elizabeth Lawrence [REDACTED]
Sent: 28 November 2018 18:30
To: Simon Davis
Subject: Re: Y/87/18/PL - Rookery Farm, Flansham Lane

Hi Simon

We are not touching the roof of the building, which is why we did not do a survey. Irrespective of this, the roof is totally unsuitable for bats or barn owls, etc. We are however happy to provide an owl box elsewhere on the land away from the A259 (Barn Owls tend to fly low and get taken out by vehicles so we would not want any in the vicinity of the barn). We could also put in Bat5 boxes close to treed area. The barn is in the middle of an open area.

Hence I was hoping we could just have a watching brief condition and box condition.

If you still require a survey let me know and I will get Sue Harris on it.

Many thanks

Liz

On Wednesday, 28 November 2018, 17:45:48 WET, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Liz,

I have just been looking at your application and I consider it essential that you provide an Ecological Survey to assess the potential of the agricultural buildings to support Bats / Barn Owls / Other Birds.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

03.12.2018

App No: Y/87/18/PL

Address: Rookery Farm Flansham Lane Felpham PO22 6EP

Proposal: Change of use of redundant farm building & adjacent land to dog boarding kennels.

Bats and Barn Owls

Due to the proposals we require that an initial assessment is undertaken by a suitably qualified ecological to ascertain the potential for bats and / or barn owls within the buildings which are going to be converted. Depending on the findings further bat emergence surveys and mitigation may be required for bats and a mitigation strategy for barn owls may also be required. This initial survey and any subsequent surveys and mitigation will need to be submitted as part of this application prior to determination.

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 Rogers

Environment Officer
Environment
Chichester District Council

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

