

09.01.2019

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

Following submission of the Phase 1 Ecological Survey (Dec 2018) we are satisfied that no further survey work is required.

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>



From: Simon Davis
Sent: 09 January 2019 15:36
To: Planning.Responses
Subject: FW: Y/87/18 Kennels Rookery Farm

2nd Ecology comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Liz Rogers [REDACTED]
Sent: 09 January 2019 15:34
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/87/18 Kennels Rookery Farm

Hi,

I have read through the survey and updated my comments from the findings. I am happy no further survey work is needed, my comments are attached to this email.

Thanks

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

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



From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 07 January 2019 12:12
To: Liz Rogers
Subject: FW: Y/87/18 Kennels Rookery Farm

Dear Liz,

Further to your response of 03/12/18, I have now received the attached bat survey for your consideration.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Elizabeth Lawrence [REDACTED]
Sent: 07 January 2019 12:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/87/18 Kennels Rookery Farm

Hi Simon

I hope you had a good Christmas and New Year.

I attach an up to date bat survey.

In relation to noise and dog waste I can confirm that:

Noise should not be an issue as the closest dwelling is located in Hoe Lane several hundred metres to the west and behind a large range of agricultural and other buildings.

Notwithstanding this my client's noise/vermin management plan includes:

- a) keeping the dogs active during the day and arranging the pens so that the dogs do not face each other. The internal pens will have solid sides and the use of the external pens will be strictly controlled.
- b) Dog waste is bagged immediately and put in dedicated waste bins. The bins will be emptied by Professional Animal Waste Solutions, (PAWS) once a week, or more often if required. The STP will be located to the northeast of the barn, where it is away from the sun and a significant distance from any dwellings.
- c) The proposed boarding kennels will need to be licensed by ADC. If the kennels do not meet the standards required by the Council the license would be withdrawn.

As discussed WSCC have already confirmed to the Langmeads that they do not need to put up any cycle path signs. However, if WSCC have changed their minds we can put up signs along the access road.

If you require anything else let me know.

Regards

Liz

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DX 57406 Littlehampton

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