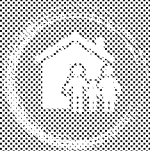


Our priorities...



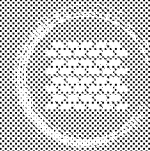
Improving the
wellbeing of Arun



Delivering the
right homes in
the right places



Supporting our
environment
to support us



Fulfilling Arun's
economic potential



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: Tuesday, July 11, 2023 4:28 PM

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BE/40/22/PL, Former Bartons Infant School

Please upload the below to the above application; further comments of an Ecology Consultant.

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Hayley Dean - Ecological Consultant <[REDACTED]>
Sent: Wednesday, June 28, 2023 4:00 PM
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BE/40/22/PL, Former Bartons Infant School

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Maria,

Thank you for your further explanation.

With regard to the Save for demolition wording, we would still encourage this is removed, as the demolition could have pollution impacts, which should be considered prior to this commencing.

For the CEMP we have amended the wording to the following:

Prior to commencement a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), this should include specific pollution prevention measures in relation to the nearby stream (Aldingbourne Riffle).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In accordance with Arun Local Plan policy ENV SP1 and ENV DM1, the National Planning Policy Framework to conserve protected and priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

For the LEMP we have amended the wording to the following:

The content of the LEMP shall include the following:

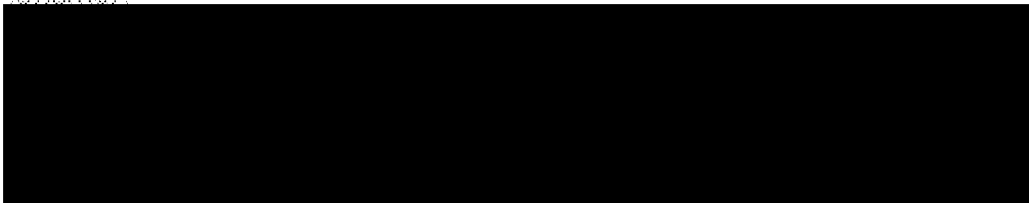
- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Details relating to how offsite compensation will be secured.*
- e) A management plan for all onsite/ offsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules.*
- f) Details of the body or organisation responsible for implementation of the plan*
- g) A monitoring plan including the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.*

Any issues please get in touch.

Kind regards,

Hayley Dean ACIEEM MSc BSc (Hons)
Ecological Consultant at Place Services

(she/her)



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 27 June 2023 17:14

To: Hayley Dean - Ecological Consultant

Subject: RE: BE/40/22/PL, Former Bartons Infant School

CAUTION: This is an external email.

Hi Hayley,

Thank you for your prompt response.

Being not English it happens sometime I express myself not clearly enough, I am sorry for that.

Yes, this is what I was asking that specific pollution prevention measures to be identified within the condition text with additional non-standard text to make it specific to the stream.

With regards to the demolition, the applicant is intended to demolish the existing buildings without delay due to health and safety the residents of the surrounding area.

This application is unfortunately with us already 1 year and we were told that the kids broke into the property and they are afraid of a potential fire... (I am not sure if it is overriding reason?)

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510

E: maria.tomalova@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Hayley Dean - Ecological Consultant <[REDACTED]>
Sent: Tuesday, June 27, 2023 3:09 PM
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BE/40/22/PL, Former Bartons Infant School

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Maria,

We are happy to help with the condition wording, however, I am not certain I am following the question. Are you asking that specific pollution prevention measures need to be identified within the condition text itself? This should be triggered via the following bullet point:

- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

We can add some additional non-standard text to make it more specific to the stream we are referring to, if that would help?

It is also not entirely clear why the demolition should be an exception in this condition, as it is potentially a highly damaging construction activity for species / habitats. Therefore, I recommend that this additional text is excluded unless there is overriding reasons why this is necessary.

As for the issue with the LEMP wording, again we can add some additional non-standard more specific text if that would help, although it is quite generally on the condition already so that it satisfies the six tests regarding conditions. Otherwise, the addition of the following condition may be more appropriate in this circumstance, as it is more specific to demonstrating net gains:

1. PRIOR TO COMMENCEMENT: BIODIVERSITY GAIN PLAN

No development shall commence unless and until a Biodiversity Gain Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the Secretary of State's biodiversity metric as applied in the area in which the site is situated at the relevant time.

The content of the Biodiversity Gain Plan should include the following:

- a) *Proposals for the on-site biodiversity net gain;*
- b) *A management and monitoring plan for onsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed;*
- c) *Proposals for any off-site biodiversity net gain provision;*
- d) *A management and monitoring plan for all offsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed;*

The development shall be implemented in full accordance with the requirements of the approved Biodiversity Gain Plan.

Reason: To allow the development to demonstrate measurable biodiversity net gains and allow LPA to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species).

Kind regards,

Hayley Dean ACIEEM MSc BSc (Hons)
Ecological Consultant at Place Services

(she/her)



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 26 June 2023 12:43

To: Hayley Dean - Ecological Consultant <[redacted]>

Subject: BE/40/22/PL, Former Bartons Infant School

CAUTION: This is an external email.

Hi Hayley,

With regards to your comments on the above application dated 7th March 2023, you suggested that 'The outlined pollution prevention mitigation methods in relation to the nearby stream should be detailed within a Construction Environmental Management Plan (CEMP): Biodiversity and secured by a condition of any consent.

We have exposed Non-Standard Condition following your provision, however, we were asked by the applicant to amend slightly this condition (save the demolition), however, it does not involve suggested 'The outlined pollution prevention mitigation methods'.

Hayley, would you be so kind to provide some wording to insert to the below condition?

Also, you recommended any onsite/ offsite habitat creation/ enhancements are detailed within a Landscape and Ecological Management Plan (LEMP) and secured by a condition of any consent.

Would you mind to assist with the above as well?

Prior to commencement (save for demolition) a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In accordance with Arun Local Plan policy ENV SP1 and ENV DM1, the National Planning Policy Framework to conserve protected and priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510
E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
