

Lynnyrd Wolfe

From: Simon Davis
Sent: 23 January 2019 13:13
To: Planning.Responses
Subject: FW: BN/48/18/PL Land north of Sunnyside Cottages
Attachments: P3021. Land north of Sunnyside Cottages, reptile mitigation statement for issue.pdf

Please see Action Sheet

Kind Regards

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Save the environment - think before you print.

From: Ben Kirk [REDACTED]
Sent: 23 January 2019 11:22
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BN/48/18/PL Land north of Sunnyside Cottages

Simon

Attached mitigation strategy for this site as previously discussed which I trust will negate the need for the further survey work prior to determination

Regards

Ben

From: Simon Davis [REDACTED]
Sent: 16 January 2019 11:28
To: Ben Kirk <ben@manorwood.co.uk>
Subject: FW: BN/48/18/PL Land north of Sunnyside Cottages

Dear Ben,

Please see comments from our ecologist below. They do not recommend the imposition of a condition (and I would not want to deviate from their opinion) but you may want to consider proposing a mitigation scheme instead of doing the survey work?

Kind Regards



From:

Liz Rogers [REDACTED]

Sent: 16 January 2019 11:12

To: Simon Davis [REDACTED]

Subject: RE: BN/48/18/PL Land north of Sunnyside Cottages

Morning Simon,

We wouldn't recommend that surveys are conditioned as depending on the findings of the works, the mitigation required for reptiles may be quite extension, restricting timings of the works, retention of habitat onsite or providing suitable alternative habitat which the reptiles would need to be relocated to. The only other option would be for the applicant to assume there is a very good population of reptiles onsite and provide a robust mitigation based on this. The mitigation would need to include details of the fencing, trapping and relocation process, the location of the receptor site and how this area would be enhanced and the monitoring of the site and reptile population in the future.

Many Thanks

Liz

From: Simon Davis [REDACTED]

Sent: 14 January 2019 10:05

To: Liz Rogers

Subject: FW: BN/48/18/PL Land north of Sunnyside Cottages

Hi Liz,

Would you be happy with a condition to secure the reptile survey work/mitigation?

Kind Regards



From: Ben Kirk [REDACTED]

Sent: 13 January 2019 18:02

To: Simon Davis <[REDACTED]>

Subject: BN/48/18/PL

Simon

With regards to the above application

I note the comments from Liz Rogers regarding the ecology survey submitted and in particular the recommendation for reptile surveys and (if required) mitigation.

The submitted report make clear that the survey would be required, which we accept, but not that it should be provided prior to determination.

Having discussed this with our ecologist we are of the understanding that there is nothing that would preclude a further survey (and mitigation if required) being controlled by condition

Other authorities have standard conditions to address this

For example Wealden use the wording

No disturbance of soil, roots or vegetation in respect of the development hereby approved shall take place until a full reptile survey has been undertaken and the details submitted to and approved in writing by the Local Planning Authority. The details shall include measures and programme for reptile mitigation and conservation, including a detailed methodology for the capture and translocation of such. The mitigation and conservation measures shall be implemented in accordance with the approved details and programme to the satisfaction of the Local Planning Authority.

Given the time constraints for a reptile survey, which cannot commence until April. Could you advise whether it is appropriate in this instance to condition the further surveys.

More generally, could you advise on any feedback with regards to the application, the due date was 26/12/18 which I appreciate was over the festive break, but it would be useful to get feedback and understand time frames for determination

Many thanks

Kind Regards

Ben Kirk
Msc Timber Building Conservation
Managing Director

Manorwood
Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

E: [REDACTED]
W: [REDACTED]

T: [REDACTED]
M: [REDACTED]

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