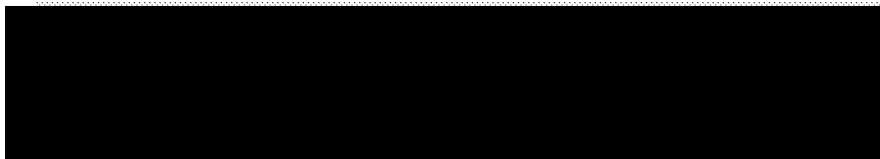




Hi

Pls can you add this to the file and label as 'Biodiversity Enhancement Strategy Site Plan'

Thanks
Amy

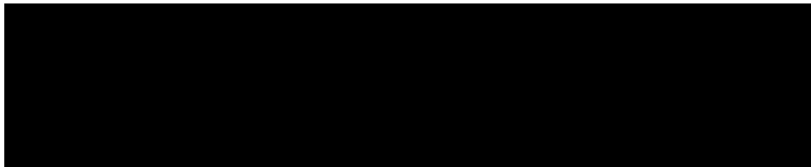


Hi Amy,

Amended site plan with the added Ecological Uplift items for your review.

Kind Regards

Euan



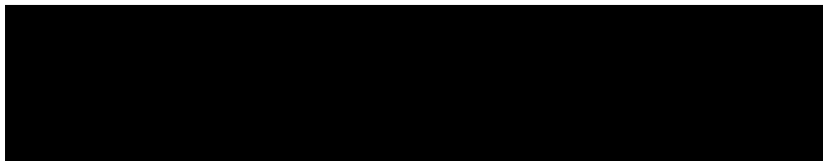
Hi Euan,

Thanks for agreeing the pre com condition, and getting the new plan done swiftly, much appreciated.

I'm sorry my phone is playing up today!

Is it possible you could email me your query re the bat brick?

Thanks
Amy



Good afternoon Amy,

Thank you for the update, all sounds pretty positive.

In regards to the CMP condition, I can confirm that we are happy to accept this as a Pre-Commencement Condition.

In relation to the ecology, no problem, I will bounce an update drawing through to you this afternoon, however, is it possible to discuss the inclusion of the bat brick? I have left a voicemail on your direct dial, but please can you give me a ring on 01903 868629 or 07788376943.

Kind Regards

Euan



Dear Euan,

I hope you are well, and sorry its taken a while for an update – I have been super busy writing reports and issuing decisions which have to be processed in chronological order (!).

So, I am in the process of reviewing and writing up your application today, I'm not entirely sure of the recommendation yet, but I am mindful of the previous permission for the block of flats, so I just need to check visual and amenity impacts of this current scheme (including the new pool house) but I'm imagining it may well be acceptable subject to that. I am awaiting trees comments too. I should be in a position to confirm the likely recommendation by tomorrow afternoon (it will still need to go through my Manager for sign off).

In the meantime, I note that the Ecology Officer has requested some biodiversity enhancements (as set out below) – these should be included and submitted in a plan to me prior to determination, to accord with the Environment Bill which requires a Net Biodiversity Gain:

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site (bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above Ground and bird box to be installed on the building / and or tree within the garden of the property.)
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- one hedgehog nesting boxes included on the site

In addition, Env Health have requested planning conditions including a pre-commencement condition as follows:

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- a) An indicative programme for carrying out of the works;
- b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of

- plant and machinery and use of noise mitigation barrier(s);
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- e) The parking of vehicles of site operatives and visitors;
- f) Loading and unloading of plant and materials, including permitted times for deliveries;
- g) Storage of plant and materials used in constructing the development;
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);
- j) Measures to control the emission of dust and dirt during construction;
- k) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Please can you email me to confirm agreement to the pre-com condition, and also email me a Net Biodiversity Plan labelled as such and inclusive of the measures required, ideally by end of today or tomorrow morning.

I'll be in touch tomorrow re the likely recommendation.

Best wishes
Amy



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