

[REDACTED]

From: Susan Leeson [REDACTED]
Sent: 25 August 2021 12:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Brookview Nursery WA/58/21/PL

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Hi Simon

I note the issue you have raised and I will talk to the client with regards to the B8.

Regarding the biodiversity corridor, as you are aware, the ecology survey as previously requested (Shadow HRA), is taking place on 31st August. You confirmed by email of 17th August that "it is ok as this is a major we still have 2 months to go", therefore it would be unreasonable to take this to committee without allowing this report to be submitted. This would give us time to make the requested amendments.

Best regards
Susan

Susan Leeson B.Sc, M.Phil
Associate

My working days are Tuesday, Wednesday and Thursday

[REDACTED]



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 25 August 2021 12:26

To: Susan Leeson [REDACTED]

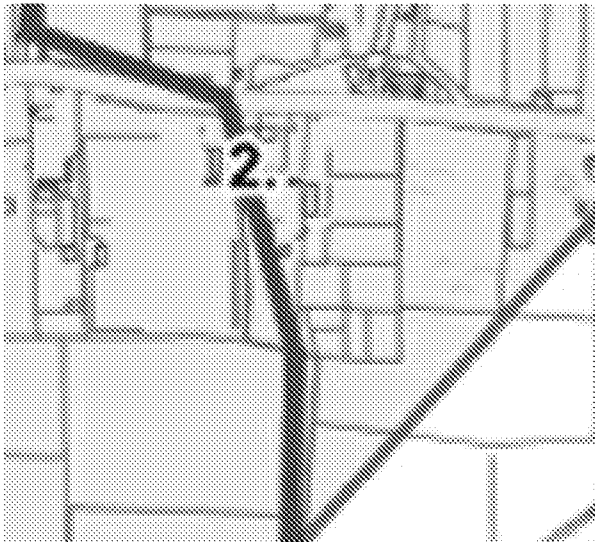
Subject: RE: Brookview Nursery WA/58/21/PL

Dear Sue,

I have had a review against the relevant policies. Note that as the Revised Walberton NP (WNP) has recently been made, any conflict between it and the ALP would be resolved in favour of the WNP.

I consider that the proposal accords with ALP EMP DM1 and with WNP CL1. However, CL2 does resist new B8 development so I would propose (with your agreement) restricting any PP to B1 (now E(g)) uses only.

The WNP also has a new biodiversity corridor policy. One of these is Wandleys Copse and the WNP suggests that it goes through your site (see green line below). It probably actually goes down the western side and then along the southern end following the line of the ditches before heading south again but the WNP shows it going through the site and so without clarification, I have to deal with it as shown. If you want to query this, I suggest you speak with the Parish.



Anyway, I note that you are proposing to remove trees along the western and southern boundaries and so I think you would be in conflict with policy VE10 which states:

Proposals will not be supported where there is evidence that the proposals would significantly harm biodiversity, unless it can be adequately avoided, mitigated, or alternatively the subject of compensation. Where proposals have an impact on Biodiversity rich habitats, a management plan shall be provided to ensure that the long-term protection and enhancement of the habitat can be achieved.

This conflict is likely going to make this very difficult to get through the DC Committee. You may be able to resolve this by layout changes/biodiversity net gain proposals.

Further speaking of which, you have not provided any tree survey so we cannot assess the impact on trees. I have consulted the Tree Officer but if he does respond, he will only say that no tree survey has been provided. Sorry for not spotting this previously but this does need to be provided.

Due to the Parish objection, this has to go to Ctte and the next meeting is the 29th September for which the agenda closes on 10/09. This leaves insufficient time to get everything submitted/changed and re-consultations done. Furthermore, officers are currently directed to determine applications as submitted where there has been no pre-application enquiry.

As such our view is that the application should be withdrawn to enable the proposal to be revised and the outstanding information surveys finished then resubmitted to us.

Kind Regards

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Susan Leeson [REDACTED]
Sent: 24 August 2021 11:16
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Brookview Nursery

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Hi Simon

Just to let you know that the Shadow Habitat Ecology site visit is taking place on 31st August. I think the Drainage issue was resolved.

I hear that you did a site visit last week. Is there anything else that you need from me? What is your initial view?

Best regards
S

Susan Leeson B.Sc, M.Phil
Associate

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