

[REDACTED]

From: Susan Leeson [REDACTED]
Sent: 02 September 2021 13:49
To: Simon Davis <Simon.Davis@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: LLD2442 - Brookview Nursery, Eastergate Lane, Walberton PEA WA/58/21/PL

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Hi Simon
I appreciate that the pressure to determine is not coming from you.

In this instance as we did agree to undertake the additional studies as requested and the email below from Lizard does confirm that there are no protected species on the site, and the report will be submitted as soon as Lizard can forward it (bearing in mind this is a busy time for all ecologists), I am sure that an exception can be made in this case.

I agree to an EOT to 28th October to encompass the committee.

It would be a waste of your time, as well as mine if we just have to resubmit, it just adds to your work load, for something that you know is definitely coming and what it is going to say.

Alternatively could you not put it to September committee, with the Ecology and Trees being an update?

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: 02 September 2021 13:36
To: Susan Leeson [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: LLD2442 - Brookview Nursery, Eastergate Lane, Walberton PEA WA/58/21/PL

Hi Sue,

Thanks for letting me know.

I acknowledge per your previous email that I said by email 17/08/21 that the delay on the ecology survey was ok as this is a major and we still have 2 months to go. In hindsight, I should have better considered this response in the context of Committee dates.

My issue is that this has to go to Committee if we are to recommend approval and the next Committee dates fall on 29th September and 27th October. Reports for the 29th September Meeting must be completed by next Wednesday (08/09) and this is not achievable given the presently outstanding information plus the need to issue re-consultations and for me to prepare an Appropriate Assessment for consideration by Natural England. That then leaves the October Meeting which is 22 days after the determination date.

Our DC principles state that where an applicant has chosen not to submit a pre-application enquiry, the application will be very likely be determined as submitted and the Council will not negotiate. I acknowledge that I broke this 'rule' by requesting changes but I did so because it was a major application thus giving additional time to get things done – and I wrote requesting the ecology surveys on 15/07/21.

However, we are also instructed not to allow decisions to go past the determination date and only use EoT's in exceptional circumstances. I will not be allowed to extend the time on this to allow it to make the October Meeting and so request that you withdraw the application, otherwise I will have to refuse it under delegated powers on the basis of the information/plans as currently submitted. You can then resubmit it once all of the supporting reports have been completed and amendments made to the plans etc.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Susan Leeson [REDACTED]
Sent: 02 September 2021 07:36
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: LLD2442 - Brookview Nursery, Eastergate Lane, Walberton PEA

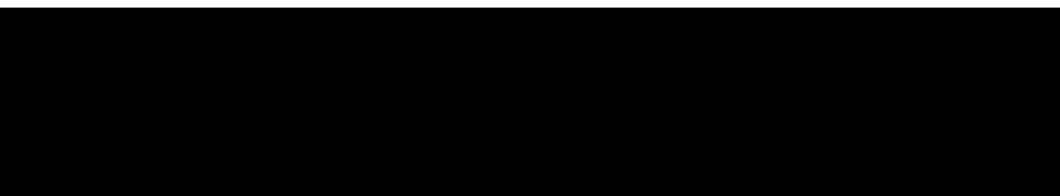
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Good Morning Simon

Please see below. Based on this, we will amend the plans to retain these trees. No mitigation required. I will send the full report to as soon as I receive it.

Best regards
Susan

Susan Leeson B.Sc, M.Phil
Associate



From: Alex Rosenfeld <>
Sent: 01 September 2021 15:17
To: Susan Leeson <>
Subject: Re: LLD2442 - Brookview Nursery, Eastergate Lane, Walberton PEA

Hi Susan,

Further to our conversation just now, i can confirm that i am working on your report for the above site and will aim to have it with you, realistically, in three weeks.

As for findings, provisionally i can say there will be no need for further protected species surveys providing an area of / all the current onsite tall ruderal vegetation in the south of the site could be retained to

ensure there is habitat for any reptiles present which would negate the need for surveys/ supervision during any vegetation clearance and then enhanced with log piles and reptile refugia.

As for the trees i will confirm later this week as to whether any bat surveys/ soft felling will be required and which trees we could most easily/ would be best trees to keep. It would be good to keep some/ all of the mature black poplars (*Populus nigra*) along the site boundary and to enhance the 'wildlife corridor' with native planting. The only other points of major note which may have to be considered in the architects' drawings are the sensitive lighting scheme which would ensure all night lighting would be kept away from hedgerows and trees to ensure there is no disturbance to bats.

i hope this is enough information but please let me know if you have any questions.

many thanks

Alex