

From: Simon Davis
Sent: 10 August 2021 13:33
To: Nicholas Pincombe [REDACTED]

Subject: RE: Y/121/19/PL The Steddles, North End, Road, Yapton

Dear Nick,

Thanks for resending the email. The condition was originally requested by our Ecologist (note that we use Chichester DC for ecology advice) and was in response to the recommendations of the bat survey. Should this come in as a discharge of conditions then we would consult with our ecologist and our decision would be dependant on their advice. As such, I will forward your email to them and seek their advice. I'll respond in due course but if I don't get back to you in say 7 days, then please chase me (and I'll chase them).

I hope that this helps.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil
Sign up to our newsletter [here](#)



From: Nicholas Pincombe [REDACTED]
Sent: 10 August 2021 13:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Y/121/19/PL The Steddles, North End, Road, Yapton

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.

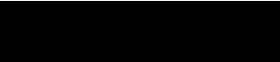
Hello Simon,

Thank you for the call earlier, please find a copy of my email herewith.

Best wishes,

Nick

Nicholas Pincombe MSc CEnv MIEMA MCIEEM
Director


Urban Edge Environmental Consulting Ltd
Unit 5 | Westergate Business Centre
Westergate Road | Brighton | BN2 4QN



This email is confidential and may also be legally privileged. If you have received this email in error, you are in notice of its status. Please notify the sender immediately by reply email then delete this message from your system. Please do not copy or use it for any purpose, or disclose its contents to any other person; to do so could be in breach of confidence. Thank you for your cooperation. Urban Edge Environmental Consulting Ltd is registered in England and Wales. Registered number: 07872171. Please do not print this email unless you really need to.

From: Nicholas Pincombe
Sent: 09 August 2021 09:33
To: Simon.Davis@arun.gov.uk
Cc: Edward Van der Wee 
Subject: Y/121/19/PL The Steddles, North End, Road, Yapton

Dear Simon,

Further to my voicemail message this morning, I'm contacting you to discuss condition 15 of the attached planning permission which requires:

No development shall commence until a bat method statement/mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. This shall aim to remove or reduce the likelihood of damage to bats or their habitats, and offset the damage caused by development through compensation. This should cover all of the points set out within section 6.4 of the Bat Survey report by Natural Progression (ref UE0382_Steddles_Bats_0_200710, July 2020). The development shall thereafter proceed in accordance with the approved method statement/mitigation strategy.

Section 6.4 of our report (attached) states that the site should be licensed either by obtaining a full European Protected Species Mitigation (EPSM) Licence or under a Low Impact Class Licence, now known as the Bat Mitigation Class Licence (BMCL).

Subject to the findings of updating surveys due to be undertaken later this month, I can confirm that the current intention is to carry out the works under the BMCL. No method statement is required to be submitted to Natural England to register the site under the BMCL.

I'm therefore writing to confirm that it will be acceptable to ADC for the applicant to submit a copy of Natural England's site notification email instead of bat method statement/mitigation strategy, as required by condition 15?

Please feel free to call if you would like to discuss further.

I look forward to receiving your reply.

Kind regards,

Nick