

From: Simon Davis

Sent: 23 April 2020 12:55

To: 'Ellie White'

Subject: RE: Y/17/20/PL - Land north of Yapton C of E Primary North End Road Yapton

Hi Ellie,

I have emailed our Ecologist to query this. Note that I finished this report yesterday so once we resolve this, it will be ready to go to my Team Leader.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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From: Ellie White

Sent: 23 April 2020 09:32

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

Subject: RE: Y/17/20/PL - Land north of Yapton C of E Primary North End Road Yapton

Morning Simon,

I have received the pre-commencement condition, thank you.

However, I am unsure as to why this has been requested when the PEA determined the following

4.4.10 SxBRC do not include badger records in their reports as local badger groups have requested they remain confidential. A search for badger setts and signs of their presence was undertaken within a 30m radius of the site boundary, but did not include the adjacent private property to the north or the school grounds to the east. Sett building habitats were restricted to the small pockets of scrub and hedgerows in the north east the site. Following an extensive search of accessible areas no signs of badger activity were observed within or around the survey area, such as badger paths, footprints, latrines, badger hairs caught at fence lines, or scratching posts. This was however based on a Phase 1 walkover survey rather than a comprehensive search for badger field signs. Badger is not considered to present a potential constraint to the development proposals, however general ecological protection measures for badger and other mammals are recommended at section 5.4.

Paragraph 5.4 recommends the following:

All excavations left overnight should either be covered over, or provided with a ramp to enable easy escape of badgers, hedgehogs, small mammals, amphibians and other fauna, and inspected each morning prior to recommencement. Open pipework greater than 150mm outside diameter should be blanked off at the end of each working day.

I would agree on the reptile front, it is also recommended in the PEA at 5.4.

Please could you let me know why the badger survey has been requested?

With Kind Regards,
Ellie

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

Sent: 22 April 2020 17:06

To: Ellie White [REDACTED]

Subject: Y/17/20/PL - Land north of Yapton C of E Primary North End Road Yapton

Hi Ellie,

I have just issued you with a Pre Commencement Condition Letter regarding condition 3. The letter goes through our system so should be with you soon. I also provide attached draft conditions. Please note, re condition 5 that my understanding is that reptiles are active March to October so this would not prevent the access from being implemented in the school summer holidays if that is the plan.

Please advise agreement to the PC condition and let me know if you have any other comments.

Note that these conditions have not yet been checked by my Team Leader.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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