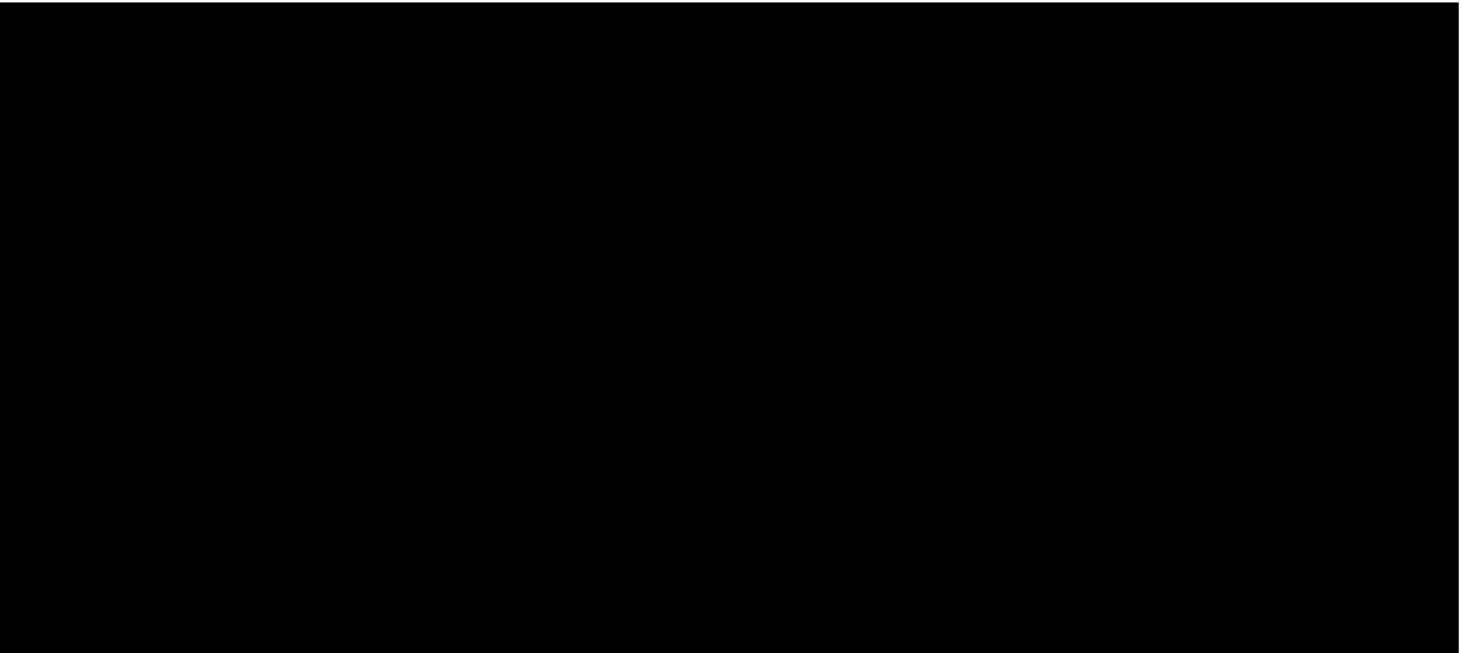




From: Ellie White [REDACTED]
Sent: 23 April 2020 16:07
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/17/20/PL - Land north of Yapton C of E Primary North End Road Yapton

Hi Simon,
Thanks for coming back to me.
The second condition provides the applicant with greater flexibility considering they have already had the expense of the PEA this year, so this would be preferred, thank you.

With Kind Regards,
Ellie

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 23 April 2020 14:03
To: Ellie White [REDACTED]
Subject: RE: Y/17/20/PL - Land north of Yapton C of E Primary North End Road Yapton

Hi Ellie,

Our ecologist has just replied to state that:

Badgers are highly mobile creatures and due to habitats onsite and the likelihood of badgers to be in the wider landscape there is potential that badgers can move into a site which is why we ask that an updated badger survey is done a month before works commence to make sure there haven't moved into the site. It's not an onerous survey, more of a walkover done by an ecologist looking for signs of badgers or sett activity. Though this is just for access works, these works could impact a sett if it was found elsewhere on a site (which is why badger setts have large exclusion zones) and why I feel it is necessary.

On that basis, I would propose amending the condition to read:

No development including vegetation/ground clearance shall take place on the application site unless and until a walkover badger survey has been undertaken a month before the works start in order to ensure that badgers are

not using the application site. If a badger sett is found on the application site, then the applicants shall provide a mitigation strategy to the Local Planning Authority for approval in writing in consultation with Natural England.

As an alternative, the ecologists states that the following could be imposed as the existing survey is valid for a year:

No development (including vegetation/ground clearance) of the site from 31 January 2021 onwards shall take place on the application site unless and until a walkover badger survey has been undertaken a month before the works start in order to ensure that badgers are not using the application site. If a badger sett is found on the application site, then the applicants shall provide a mitigation strategy to the Local Planning Authority for approval in writing in consultation with Natural England.

Please advise your preference.

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
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From: Simon Davis

Sent: 23 April 2020 12:55

To: Ellie White [REDACTED]

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
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From: Ellie White [REDACTED]

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 |

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

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