

From: Simon Davis
Sent: 19 May 2025 10:24
To: 'Sam Sykes' [REDACTED]
Cc: Paul Carnell [REDACTED]
Subject: RE: Y/32/25/PL West of Bilsham Road

Dear Sam,

I accept that you have a fall-back position that establishes the principle of 170 dwellings. However, I don't consider this means that surveys are not required to establish the current baseline. I also note that the ecological assessment from Y/52/23/PL is dated May 2023 and refers to reptile and GCN surveys carried out in 2021. Per the CIEEM guidance note, we consider the surveys to be out of date or heading that way: <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>.

Kind Regards







Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
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>



Our priorities...

 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
--	---	---	---	--

From: Sam Sykes [REDACTED]
Sent: 16 May 2025 17:06
To: Paul Carnell [REDACTED]; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/32/25/PL West of Bilsham Road

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.

Hi Simon,

Just querying this – obviously we can now implement the permission for 170 dwellings on site as the fallback position. There is no requirement in the conditions for further survey work. Is it necessary given the planning history?

Kind Regards

Sam Sykes MRTPI
Director

ECE Planning

In 2024, we gave back to our local communities through engagement, education, and charity fundraising.



64-68 Brighton Road, Worthing, West Sussex, BN11 2EN

[REDACTED]
[Privacy/Confidentiality Statement](#)

www.eceplanning.com

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent, Worthing, West Sussex, BN11 1QR.

From: Paul Carnell [REDACTED]
Sent: 16 May 2025 16:25
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Sam Sykes [REDACTED]
Subject: RE: Y/32/25/PL West of Bilsham Road

Thanks Simon – I will follow that up as well.

Kind Regards

Paul Carnell MRTPI
Associate Planner

ECE Planning

In 2024, we gave back to our local communities through engagement, education, and charity fundraising.



64-68 Brighton Road, Worthing, West Sussex, BN11 2EN

Privacy/Confidentiality Statement

www.eceplanning.com

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent, Worthing, West Sussex, BN11 1QR.

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

Sent: Friday, May 16, 2025 4:24 PM

To: Paul Carnell

Cc: Sam Sykes

Subject: RE: Y/32/25/PL West of Bilsham Road

Hi Paul,

Thanks for acknowledging. My ecologist also asks whether the reptile surveys have been completed as well.

Thanks

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

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>



Our priorities...

<p>Improving the wellbeing of Arun</p>	<p>Delivering the right homes in the right places</p>	<p>Supporting our environment to support us</p>	<p>Fulfilling Arun's economic potential</p>	
--	---	---	---	------

From: Paul Carnell

Sent: 16 May 2025 16:21

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

Cc: Sam Sykes

Subject: RE: Y/32/25/PL West of Bilsham Road

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.

Dear Simon,

Thanks for the note; I am following this up. Also fyi I am also working on your email earlier this week regarding the schedule of accommodation and GIA. Hopefully have something for you early next week.

Kind Regards

Paul Carnell MRTPI
Associate Planner

ECE Planning

In 2024, we gave back to our local communities through engagement, education, and charity fundraising.



64-68 Brighton Road, Worthing, West Sussex, BN11 2EN

[Privacy/Confidentiality Statement](#)

www.eceplanning.com

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent, Worthing, West Sussex, BN11 1QR.

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

Sent: Friday, May 16, 2025 4:12 PM

To: Paul Carnell

Subject: Y/32/25/PL West of Bilsham Road

Dear Paul,

We note that the Preliminary Ecological Appraisal refers to the potential for GCN to be present on the site and recommends further surveys (eDNA) including of off-site ponds. Can you confirm whether these surveys have been carried out or not, or whether they have been commissioned. We need these submitted prior to determination.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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>



Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential

