

Attn Mrs D Johnson  
Planning Department  
Arun District Council  
Littlehampton

Dear Mrs Johnson,  
Your Ref: Y/5/26/PL 2 Downview Road, Yapton

Thank you for your letter this morning concerning Validation requirements.

I am attaching (by email) the Biodiversity Gain Calculation in Excel format. As you probably know, the Planning Portal will not accept this spreadsheet in the form provided by Natural England, and although they now give instructions to work around this unfortunate situation, I did not discover them until after submitting the application.  
The attached spreadsheet has not been modified in the way the Portal instruct.

I am also attaching a drawing that indicates the existing habitats on the Application Site.

I confirm that no new vehicular access onto Burndell Road is proposed as part of this application.

As for the Tree Survey and Arboricultural Report, I take it this is a Local Validation requirement as the Application Form says only that this *may* be required. The Applicant is well aware that, in the event of permission being granted, professional advice will be required, both from Arboricultists and Engineers, to mitigate the effect of construction works, ensure long-term stability, and protect the trees and root systems from harm, but to make this truly meaningful, input will also be required from soil analysis, winter groundwater monitoring, and sustainable drainage proposals, all of which will almost certainly be the subject of Planning Conditions. It may also prove difficult to commission the reports in the timescale you specify.

While not wishing to apply to waive the request for survey and report, the Applicant feels it would be more meaningful and better serve the intentions of the Planning Policy if satisfactory provision of a properly researched and developed proposal for protecting trees and providing suitable groundworks and foundations were to be a Condition of Approval. Most of this would anyway be required by Building Control, and would also depend on the approved form of the proposal, that could be subject to revisions in the meanwhile.

Please will you consider this way of proceeding.  
Yours truly,

