

[REDACTED]

From: Simon Davis
Sent: 29 May 2019 10:44
To: Paul White [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; 'Edward Rees' [REDACTED]
Subject: RE: Y/62/18/OUT Clays Farm

Hi Paul,

Thank you for this. Our ecologist is away until the 5th June and we may not therefore get comments by Committee close which is the 7th June (and I am away all next week). However, I will complete the report on the basis of the survey you have provided and will state that ecology comments will reported as an update to the meeting. It will then be for the Head of Planning to agree to this going on the agenda.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Paul White [REDACTED]
Sent: 29 May 2019 10:31
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; 'Edward Rees' [REDACTED]
Subject: RE: Y/62/18/OUT Clays Farm

Dear Simon,
As requested the Reptile Survey is now complete and is attached.

In summary, one slow-worm along the eastern edge of the site was found and the ecologist has suggested using the landscape buffer that is already proposed in the design as a reptile habitat and supervising vegetation clearance to avoid harm to any others if they are present.

I trust this will allow you to take the application to the 27 June meeting. Naturally if any other information is required please contact me.

Kind regards

Paul White BA (Hons) DipTP MRTPI
Director of Planning

26 Chapel Street
Chichester
West Sussex
PO19 1DL



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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 09 May 2019 16:41

To: Paul White

Cc: Daniel Vick

Subject: Y/62/18/OUT Clays Farm

Dear Paul,

I have amended the report for this application ready to be reviewed by Team Leaders. However, we really need to have the reptile survey with us and considered by our ecologist before we finalise the recommendation.

You will note that para. 175 of the NPPF states that *"When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;"* In addition, paragraph 011 of the PPG (Reference ID: 8-011-20140612) states that Circular 06/05: "Biodiversity and Geological Conservation" is still valid and this requires that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.

Given that the close for the 5th June Committee is a week from today, I am instead proposing that we take this application to our special Development Control Meeting on the 27th June (which closes 07 June). This will allow time for receipt of your report and consultation. It also gives further time for the s106 to progress.

Could you therefore agree an extension of time until 28th June.

Kind Regards

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