

From: Don Baker [REDACTED]
Sent: 18 June 2014 11:16
To: Cian Cronin
Subject: RE: Y/99/13/ Yapton

Dear Cian,

My position remains unchanged from my previous response. In response to the substantive concerns raised by the Waterman Group:

For this Outline application there is no objection to the principle of development within the redline boundary.

Great Crested Newt

Given the existing evidence of GCNs in the area, the very poor quality terrestrial habitat on site and the barriers to dispersal I do not think it would be reasonable of proportional (ref: NPPF Guidance and Gov't Circ. 06/2005) to request GCN surveys to support this planning application. This issue can however be dealt with to support Reserved Matters application.

Birds

No skylark nest or approximate nest location is provided. They may be nesting in the agricultural fields and control over the timing of clearance and ground preparation may be required by condition.

In the event that Outline permission is secured I would recommend a condition such as:

Survey review

Prior to the submission of and to support the Reserved Matters application all ecological matters will be reviewed; all relevant surveys will be completed and up to date to support the detailed application/s. Appropriate mitigation will be proposed and will be detailed in relevant supporting plans and reports (as required).

Reason:

In accordance with NPPF [118]

I hope this helps.

Regards

Don Baker

PLEASE NOTE MY NEW TELEPHONE NUMBER

Don Baker MCIEEM | Team Manager, Environment and Heritage, West Sussex County Council
Location: 1st Floor Northleigh, Tower Street, PO19 1RH

Think sustainably. Do you have to print? Can you double side? Do you need colour?

From: Cian Cronin [<mailto:Cian.Cronin@arun.gov.uk>]

Sent: 28 May 2014 16:16

To: Don Baker

Subject: Y/99/13/ Yapton

Don,

Hope you're well.

Just picking up on something from this application that was recently brought to my attention . You might be aware but the Council refused the application at its March DC Committee for a number of reasons none of which related to ecology. You raised no objection to the application and supported the principle of the new open space. The application is now being appealed with a public inquiry to be held commencing 2nd September.

ADC's landscapes consultant, who is dealing with one of the reasons for refusal, reviewed the Ecology Assessment as part of her work and made the comments in the email below.

Could you review the comments below and take another look at the ecology survey (attached). If you have any further comments to make on the application they would be gratefully received.

Kind regards,

Cian

Cian Cronin MRTPI | Senior Planner (Strategic Development), Planning, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: cian.cronin@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: McKenzie, Fiona

Sent: 22 May 2014 16:33

To: Cian Cronin

Cc: Burn, Andrew

Subject: Follow up to Tuesday

Dear Cian,

It was a pleasure to meet you on Tuesday. As discussed we would provide the following landscape and visual advice to the appellant:

Having reviewing the application area and noted the proximity of the Grade 1 building, conservation areas, public rights of way and South Downs National Park, it is recommended that a landscape and visual appraisal is requested to enable an assessment to be made of the impact of the development on the local landscape character and visual receptors in the area.

The landscape and visual appraisal should be provided in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, paragraph 1.11.

I hope that helps. Let me know if you need anything else.

Ecology

You will recall we also had a brief discussion about the ecology. We have reviewed the report and it has the following shortcomings:

1. Only covers part of the application site (the same is true of the tree survey)
2. Is not accompanied by an ecological data search to indicate likely protected species in the area
3. Does not appear to have been followed with the recommended protected species surveys. The requirement for protected species surveys to be undertaken prior to the determination of a planning application is considered normal practice as detailed within paragraph 99 of the Government Circular (06/2005).

My colleague has had a quick look and provided the following comments:

Species	Comments
Bats	Agree with the report recommendations i.e emergence / re-entry survey of the Category 1 tree. Climbing inspection could also be another methodology employed.
GCN	The report states that there are two ponds within the vicinity of the site. The closest is 200m to the west, however the B2132 lies in the intervening habitat which is considered to act as a barrier for GCN migration from this pond to the site. The second pond is located 220m south-east of the site. From a review of aerial imaging there appears to be suitable terrestrial habitat to allow potential amphibian migration to the Site. Although the site's habitats are dominated by improved grassland, amphibians could still utilise the semi-improved grassland habitats. I would therefore recommend that a great crested newt survey is undertaken.
Reptiles	Agree with the report recommendations i.e undertake a reptile survey if potential reptile habitat is affected.
Breeding Birds	I would suggest that a breeding bird survey is undertaken given the size of the site and that skylark (a red listed bird species) was recorded during the Phase 1

As it happens, I also recorded skylark at the site on Tuesday when I returned to take photographs. Hope that is of some assistance.

Kind regards

Fiona McKenzie
Technical Director
Waterman Energy, Environment & Design Ltd

Merchants House, Wapping Road, Bristol, BS1 4RW
t 0117 937 8200, dd 0330 0604318 m 07787 512 509
www.watermandgroup.com

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