

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 November 2021 08:16
To: Planning Scanning
Subject: FW: Planning Application A/184/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Stephanie Evans
Sent: 01 November 2021 14:16
To: Ray Drabble <>; Michael Eastham <>
Planning.Responses <>
Cc: Kevin Mackna <>
Subject: RE: Planning Application A/184/21/PL

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Ray/Michael

Now that the breeding bird survey and confirmation of the unsuitability of the site for Great Crested Newts has been provided, my previous concerns have been addressed. Should permission be granted it should be conditioned that the mitigation as provided within the Breeding Bird Survey and within the other surveys and LEMP should be implemented in its entirety.

Kind regards

Stephanie



Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council

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From: Ray Drabble [REDACTED]
Sent: Thursday, 28 October 2021 11:34
To: Michael Eastham; Stephanie Evans; [REDACTED]
Cc: Kevin Macknay
Subject: FW: Planning Application A/184/21/PL

Michael, Stephanie,

Please find attached a copy of the breeding bird survey undertaken in 2020 for the Land South of Water Lane site.

Also, please see the email below from Samantha Rigg, of James Blake Associates that confirms that the pond north east of the site (i.e. the Highways attenuation area) was checked again on 2 occasions this year in May and July and was found to be overgrown and almost dry and therefore not considered suitable for Great Crested Newts.

Kind regards

Ray Drabble
Flood Risk Engineer (Sustainable Drainage)
Lead Local Flood Authority
West Sussex County Council

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From: Samantha Rigg <[REDACTED]>
Sent: 28 October 2021 11:40
To: Ray Drabble <[REDACTED]>
Cc: Kevin Macknay <[REDACTED]>
Subject: RE: Planning Application A/184/21/PL

Hi Ray,

Thank you for your call just now, it was good to speak to you.

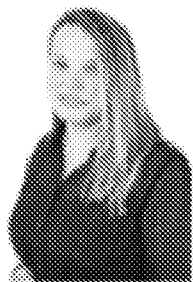
Please find attached the breeding bird survey report for the site at Water Lane, as requested.

With regards to the GCN – JBA were at the Water Lane site in July and May 2021 where the pond north east of the site was checked as a precaution and on both occasions the area was very overgrown and held very little water (almost dry). It is therefore considered unsuitable for GCN.

I hope this is sufficient information but please let me know if you need anything else.

Kindest regards,

Sam Rigg
Head of Ecology
SamanthaRigg@jba-landmarc.com



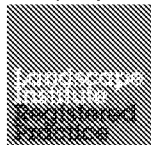
JAMES BLAKE

A S S O C I A T E S

Landscape Planning : Landscape Architecture : Urban Planning
Arboriculture : Ecology : Land Adoption & Weed Eradication
'Creating better, greener places and brighter futures.'

Please note our new address:

James Blake Associates Ltd : registered office : 34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA
Company No.08169866 [REDACTED]



From: Ray Drabble [REDACTED]
Sent: 28 October 2021 08:43
To: Samantha Rigg [REDACTED]
Cc: Kevin Macknay [REDACTED]
Subject: FW: Planning Application A/184/21/PL

Samantha,

I was wondering why I had not received a response to my email of 20 Sep and then realised that I must have made an error in the email address.

My apologies for the error which has placed me in a difficult position because I am unlikely to be able to secure planning permission for the Angmering Flood Alleviation scheme without the additional survey information.

If possible, could you get in touch and let me know how soon you may be able to let me have the information?

Thank you.

Kind regards

Ray Drabble

From: Ray Drabble
Sent: 20 September 2021 15:51
To: [REDACTED]
Cc: Kevin Macknay [REDACTED]
Subject: FW: Planning Application A/184/21/PL

Sam,

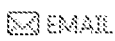
Please see attached from Stephanie Evans at CDC.

If you could provide the attached and let me know any administrative cost then I will arrange accordingly.

Kind regards

Ray Drabble

Flood Risk Engineer (Sustainable Drainage)
Lead Local Flood Authority
West Sussex County Council

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From: Stephanie Evans 
Sent: 20 September 2021 15:16
To: Ray Drabble 
Subject: RE: Planning Application A/184/21/PL

Hi Ray

Thanks for your email. If you can provide me with the breeding bird survey, then that will deal with that issue. Therefore if you could just ask Samantha Rigg to address the GCN issue based on the current situation, e.g. is there still no water in the nearby pond this year, then I think that will be my concerns addressed.

Kind regards

Stephanie



Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council


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From: Ray Drabble 
Sent: 20 September 2021 15:10
To: Stephanie Evans
Cc: Kevin Macknay
Subject: RE: Planning Application A/184/21/PL

Stephanie,

Thank you for getting back to me so promptly. I have contacted JBA as you have suggested. A breeding bird survey was undertaken for the site in 2020 (see attached) schedule of works. JBA are going to check with Sean Havis at BDW homes that I can have a copy of the report.

In regard to Great Crested Newts (GCNs), as per the attached Ecological Schedule of Works (Rev. B), no water was held in the near-by pond and therefore *"it is considered that GCN are likely absent from the site"*.

If you still require a letter from Samantha Rigg at JBA confirming that in their view, these surveys are not required for the FAS Phase 1, this can be provided.

Please can you advise?

Thank you.

Kind regards

Ray Drabble

Flood Risk Engineer (Sustainable Drainage)
Lead Local Flood Authority
West Sussex County Council

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From: Stephanie Evans [REDACTED]
Sent: 20 September 2021 14:11
To: Ray Drabble [REDACTED]
Cc: Kevin Macknay [REDACTED]
Subject: RE: Planning Application A/184/21/PL

Dear Ray

I just wanted to clarify the situation with regards to my comments. My comments have just been provided in relation to the application A/184/21/PL, as the other housing applications were dealt with my colleague who is on maternity leave.

One of the documents submitted and recorded under A/184/21/PL (https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=A/184/21/PL) is the Ecological Walkover Survey listed on 02/09/2021 and also attached. Within the table in section 5 of the report it makes reference to all the further surveys that are required and these are listed as:
Badger survey (6 months before commencement);
Otter and Water Vole survey;
Breeding Bird Survey;
Reptile Survey;
Great Crested Newt Survey.

The Otter and Water Vole Survey and the Reptile Survey have been provided but there is no sign of the Great Crested Newt Survey or Breeding Bird Survey. I had an initial look through the documents for A/109/20/RES and A/179/20/RES but couldn't see them listed for these either (although I may have missed it as there are many documents). The Landscape and Ecological Management Plan submitted under all three applications and also attached, indicates in section 3.1.2 that no evidence of Great Crested Newts were found on site, however there does not seem to have been a survey provided.

In summary, I'm afraid I have not had sight of or have a copy of the GCN survey or bird survey and therefore don't know whether they exist or whether it had not been picked up until now. In addition to the developer, you could contact the ecologist, James Blake Associates directly. If it appears that the surveys have not actually been undertaken, to enable your application to proceed I would recommend an updated statement from the Ecologist indicating whether your specific application for the culvert will impact on birds/GCNs and therefore whether these further surveys are needed for your particular application.

Kind regards

Stephanie



Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council

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From: Ray Drabble
Sent: 17 September 2021 12:15
To: Stephanie Evans
Cc: Kevin Macknay
Subject: Planning Application A/184/21/PL

Stephanie,

I sought leave from Michael Eastham to contact you direct re your request for copies of the Breeding Bird survey and Great Crested Newt survey in support of the above application.

Presumably these surveys were required in support of the main BDW applications for the Land South of Water Lane site (A/109/20/RES and A/179/20/RES) for which approval has now been granted?

I have separately requested copies of the surveys from Sean Havis at Barratt Homes.

It would be helpful to know, however, if CDC has already had sight of these survey results and, if so, if you would be happy to forward copies of them so that I can include them with the above application?

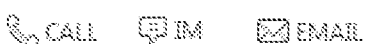
The basis for submitting the application for Phase 1 of the Angmering FAS is that the scale of development is only a fraction of that being undertaken as part of the main development for the Land South of Water Lane site. In relation to the wider scale of development associated with the Land South of Water Lane development, the proposed construction impacts associated with the FAS Phase 1 are considered *de minimis*. The operational impacts of the phase 1 scheme are within the natural variation to flood levels already experienced on the Black Ditch, as set out in the Request for Screening Opinion (attached).

It would be helpful to know if you require additional ecological survey information over and above what has already been submitted in support of applications: A/109/20/RES and A/179/20/RES?

I appreciate that when we look to submit an application at a later date for attenuation upstream of Ecclesden Farm track (for implementing the remainder of the Angmering FAS) we will need to provide further ecological survey information to support a separate planning application. However, I am hoping that the evidence provided in support of the current application should be consistent with that provided in support of the Land South of Water Lane developments.

Kind regards

Ray Drabble
Flood Risk Engineer (Sustainable Drainage)
Lead Local Flood Authority
West Sussex County Council





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