

[REDACTED]

From: Michael Eastham
Sent: 20 July 2017 15:26
To: Planning.Responses
Subject: FW: East of Tye Lane, Walberton

Please upload the email and the attachment onto Ocella for WA/44/17/OUT.

Kind regards,

Michael Eastham

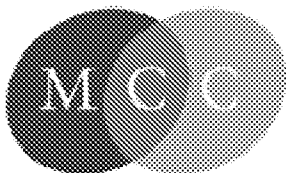
From: [REDACTED]
Sent: 20 July 2017 15:20
To: Michael Eastham
Subject: East of Tye Lane, Walberton

Hi Michael,

Please find attached our consultants response to the ecology comments. The consultant has also sent this to Liz Rogers.

Kind Regards,

Ellie White MRTPI CIHCM
Land & Planning Manager
[REDACTED]



THE McLAREN CLARK GROUP

Land, Planning & Development Consultants

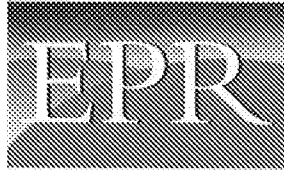
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Ecological Planning & Research

THE BARN MICHELDEVER STATION WINCHESTER
HAMPSHIRE SO21 3AR UK



Liz Rogers
Environment Officer
Chichester District Council

20 July, 2017



Dear Ms Rogers

Application for housing East of Tye Lane, Walberton, Ref: WA/44/17/OUT

Thank you for discussing your 12/7/17 comments on the ecological aspects of the above application with me yesterday. My clients are content to accept most of your recommendations, including the protection of features to be retained during construction, but would like to explore an alternative approach to further pre-determination surveys of bats and reptiles, as set out below.

Bats:

The single tree with low potential for bats which is to be removed is illustrated in the photograph below.



It is a tree stump which has become overgrown with Ivy and Elder.

In accordance with Natural England's guidance on *Bats: surveys and mitigation for development projects*, EPR undertook an assessment of the single tree to be lost and concluded that it has low potential to be a bat roost. NE refers to the Bat Conservation Trust's bat surveys guidance for detail of approved methods. The 2016 Bat Conservation Trust (BCT) Good Practice Guidelines state at 6.2.9 that '*If no **or low** suitability PRFs [potential roost features] for bats are found (in trees)...then further surveys are not necessary....Where there are low suitability PRFs, precautionary measures may be appropriate during felling or pruning activities.*'

The measures outlined at 5.6- 5.11 of the Ecological Assessment report are appropriately precautionary and adhere to the BCT guidelines. If these measures are implemented, the risk to bats is very small. A European Protected Species license will not be required except in the very unlikely event that a bat is found during removal of the tree. An emergence survey is therefore not necessary prior to determination of the application.

Reptiles:

The only species of reptiles which could be found in this area are common and widespread, the rare species being confined to heaths and associated habitats. The small amount of low quality reptile habitat around the margins of the arable field and in the amenity grassland is very unlikely to support an important population or assemblage of these common species. The loss of a small proportion of that low quality reptile habitat will not have an adverse effect on the conservation status of reptiles in the area.

To comply with the Wildlife and Countryside Act, measures to protect individual animals are set out in paragraphs 5.13 and 5.14 of the Ecological Assessment. These include the supervision of the clearance of suitable habitat by an appropriately experienced ecologist. These measures are sufficient to protect reptiles from potential harm or injury.

In the unlikely event that a large number of individuals are found during this process, there is ample new open space within the masterplan area for them to be translocated safely.

Construction Method Statements

EPR has proposed that the mitigation measures should be prescribed in more detail in a Landscape and Ecological Management Plan, to be approved prior to the start of works on site. You have suggested that the measures required during the construction phase should be separated out into a Construction Environmental Management Plan, which our clients are content to accept.

Summary

Sufficient survey has been undertaken to enable the value of the site for bats and reptiles to be robustly assessed as low. Overall, the change from intensively managed arable land to housing, as set out in the Illustrative Masterplan, will hugely increase the value of this site for bats and reptiles. Chichester District Council can therefore be confident that this scheme will deliver biodiversity gain. Appropriate measures have been incorporated to protect wildlife during the construction period. Therefore, we do not consider it necessary to undertake further survey work prior to the determination of this application.

Kind regards

Karen Colebourn
BSc(Hons) CBiol FCIEEM