

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 August 2017 12:30
To: Planning Scanning
Subject: FW: Land East of Tyes Lane Walberton - WA/44/17/OUT
Attachments: response to LPA_190717 - JvL EDIT.doc

From: Michael Eastham
Sent: 31 July 2017 11:46
To: Planning.Responses
Subject: FW: Land East of Tyes Lane Walberton - WA/44/17/OUT

Please upload this email trail onto Ocella.

Kind regards,

Michael Eastham

From: Liz Rogers [REDACTED]
Sent: 31 July 2017 10:55
To: Michael Eastham
Subject: FW: Land East of Tyes Lane Walberton - WA/44/17/OUT

Good morning,

I have had a call from the ecologist Karen Colebourn for the site at Land East of Tye Lane, Walberton (WA/44/17/OUT) regarding my consultation response for protected species. Within our conversation I detailed the reasoning for asking for further activity survey work for bats and reptiles. After a lengthy discussion I explained that the only way around undertaking these surveys at this current stage would be to assume that these species are onsite and provide a robust mitigation strategy for each species. She has since sent me her response following this discussion which I have attached.

Unfortunately this is still unsuitable and does not provide enough information for us to be satisfied that protected species would not be harmed from the development and the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010 would not be broken. It also goes against the advice and guidance from Natural England. Due to this my original consultation response (dated 12.07.2017) is still applicable

If you have any further questions regarding this please do not hesitate to contact me

Many Thanks

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council



From: Karen Colebourn [REDACTED]
Sent: 20 July 2017 14:50
To: Liz Rogers
Cc: Van Laun, Jordan; Daniel O'Sullivan; Ben Kite
Subject: Land East of Tyes Lane Walberton

Dear Liz

Please find attached my response to your comments, as discussed.

Please get in touch if you have any queries. I shall be on 07796 267644 for the rest of today and tomorrow.

Regards

Karen Colebourn

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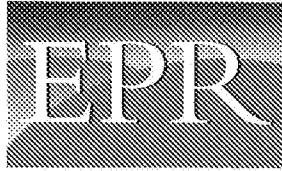
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[REDACTED]



Ecological Planning & Research

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HAMPSHIRE SO21 3AR UK



Liz Rogers
Environment Officer
Chichester District Council
By email to: erogers@chichester.gov.uk

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