

23/03/2015

WSCC Ecological Response to...

APPLICATION No.: Y/12/15/PL

PROPOSAL: Construction of 4 No. houses with associated landscaping & parking. This application is a Departure from the development plan.

SITE: The Old Coal Yard North End Road Yapton, Arun.

GRID REF: (E) 498096 (N) 104340

Objection – the application is not supported by a reptile survey and assessment report.

The site appears to have good potential to support reptiles and this is confirmed by the Arbtech summary report. The proposal will involve the loss of much of the suitable reptile habitat and therefore in order to properly assess the impact of the proposals against planning policies for the conservation of biodiversity, an appropriate survey undertaken in accordance with recognised guidelines will be required to assess presence and, if present, likely population size. If it is necessary to relocate /translocate animals to an adjacent or nearby site, appropriate surveys will also be required to ensure the receptor location is appropriate.

In the absence of this information, planning consent should be refused. Without it, it is not possible to fully assess the impact on biodiversity and ensure that the proposal makes adequate provision to avoid, mitigate and compensate for any such impacts, as required by the NPPF.

Reptile surveys are constrained by season and weather conditions, but subject to suitable weather, April and May are generally optimal months.

Mike Bird MCIEEM
Principal Ecologist, Calyx Environmental Ltd

