[redacted]

[redacted]

From: Stephanie Evans [redacted]
Sent: 12 October 2021 16:48
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/141/21/PL Drove Lane Sales Cabin (Yapton)

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Simon

I'm afraid the response is not sufficient. A number of documents supported the previous application Y/92/17/OUT including:

- A Preliminary Ecological Assessment including Extended Phase 1 Habitat Survey and Protected Species Assessment;
- Biodiversity Management Plan including the Ecological Design Strategy and the Habitat and Ecology Enhancement Management Plan;
- Detailed Reptile Survey Report

It is these reports which have influenced the production of the Ecological Enhancement Plan as mitigation and enhancements to minimise the impact on ecology as detailed within these reports. The development

of a proportion of the area which has previously been agreed under Y/19/17/OUT as set aside for ecological enhancements is not acceptable. An updated Ecological Impact Assessment addressing the current proposals will be required. These should consider the reports listed above and will need to propose alternative mitigation/enhancements to that under Y/92/17/OUT, if it is proposed to development areas that were previously identified and agreed for ecological enhancements.

Stephanie

Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council

[redacted]

http://www.chichester.gov.uk
For all the latest coronavirus and council news, sign up to our monthly email newsletter:
http://www.chichester.gov.uk/newsalerts

From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]
Sent: 12 October 2021 15:02
To: Stephanie Evans
Subject: Y/141/21/PL Drove Lane Sales Cabin (Yapton)

Dear Stephanie,

Further to your consultation advice on this application in which you asked for some clarification on the implications of the location of the proposed cabin on the ecological enhancements, the applicant has responded to say that

In regard to the Ecological Enhancement Plan submitted in 20/12/2017, I can only find the attached that I presume this is referencing to? This does not identify it as an ecological enhancement zone but just specifies that it falls outside of the 'proposed housing' extent. The indicative layout that this plan is based on has changed significantly as part of our ongoing discussions with Arun DC with the increased size and relocation of the central green link.

It is also worth clarifying that the proposed sales cabin is temporary in nature and the land will be returned to that approved under the landscaping plans approved as part of the Reserved Matters (Y/49/21/RES) and will therefore inevitably still seek to enhance the local ecology through careful and considerate landscaping design.

Please can you advise.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
https://www1.arun.gov.uk/planning-application-finder

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

