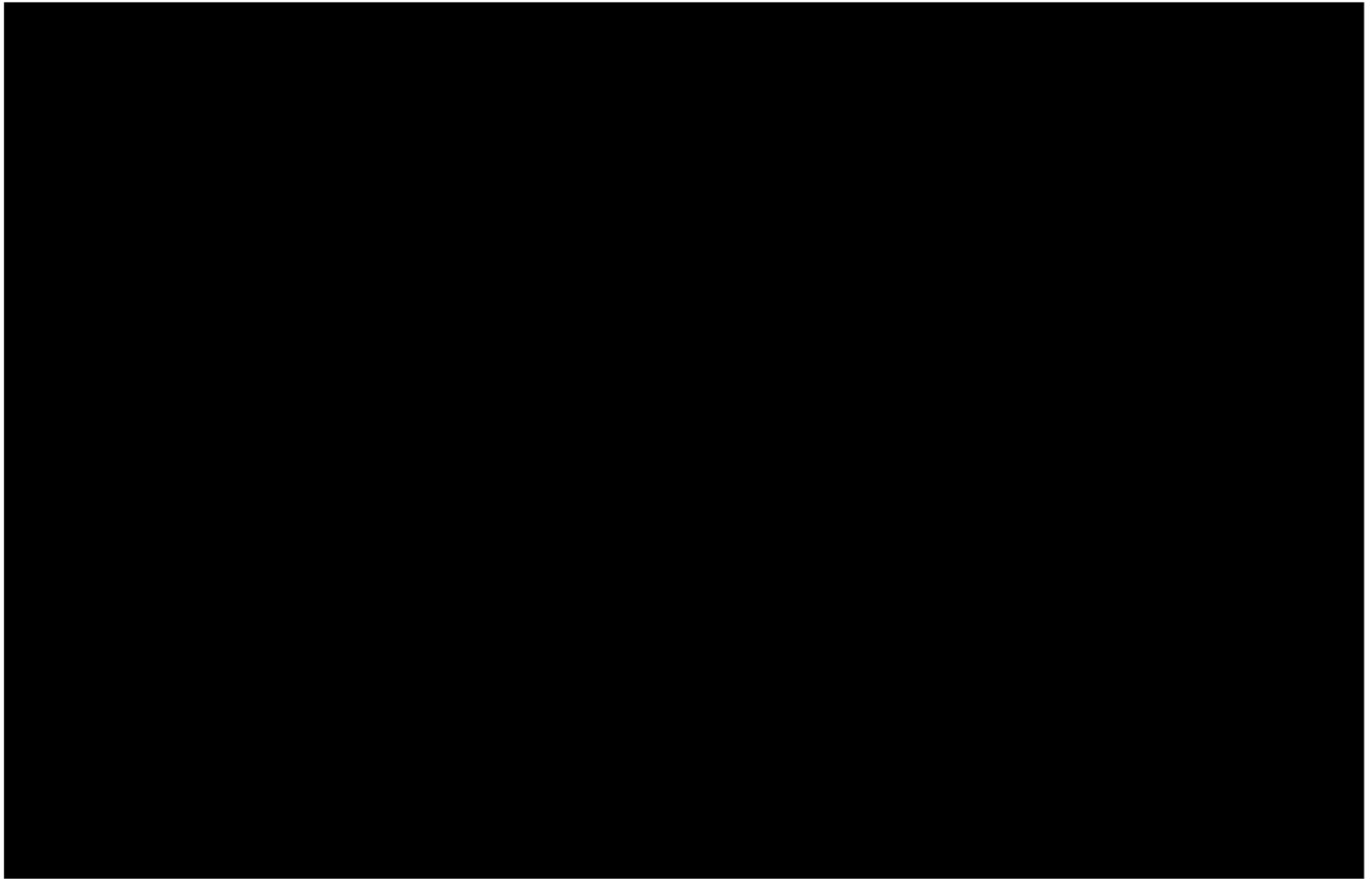




From: Liz Annalls [REDACTED]
Sent: 31 January 2022 06:29
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/3/22/OUT- Land West Of Bilsham Road, Yapton

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Morning Simon,

I am not disputing that these surveys have been done, but that they are only summarised within the EIA. Normally you would also get the full reports eg. The phase on habitat report, the reptile survey, bat survey etc. The EIA just give a summary of the findings and the appendix a few extracts from each report. We just need the actual reports along with the EIA summary. It looks like they have done all the survey work that needs doing I just need to see the actual reports not just the summary.

Many Thanks

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

<http://www.chichester.gov.uk>



From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 28 January 2022 14:10
To: Liz Annalls
Subject: FW: Y/3/22/OUT- Land West Of Bilsham Road, Yapton

Hi Liz,

I sent on your comments earlier today and have the following in response. Can you comment please.

Simon.

From: Lisa Jackson [REDACTED]
Sent: 28 January 2022 13:48
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Andrew Tice [REDACTED]
Subject: Re: Y/3/22/OUT- Land West Of Bilsham Road, Yapton

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Dear Simon
Thank you for your email.

I note the comments from the Environment Officer, however, I do not understand the comments as the complete result of all the survey work and proposed mitigation is contained within the report that is proportionate to very low levels of interest as follows:

Paragraph 5.12 explains that the following surveys and assessments were considered and completed where necessary (I have added notes underlined to help the officer navigate the report)

- Badger activity survey (not suitable so screened out)
- Bat activity and foraging habitat suitability assessment - see full Phase 2 survey details in Appendix IV
- Breeding bird assessment (nesting bird survey)
- Great crested newt habitat suitability assessment (not suitable so screened out)
- Hazel dormouse habitat suitability assessment (not suitable so screened out)
- Reptile habitat suitability assessment and targeted surveys - see full Phase 2 survey details in Appendix V

Paragraphs 7.2 -7.6 - explains Badger mitigation during construction or steps if active setts are found

Paragraph 7.9 - sets out the push and strim mitigation for reptiles

Paragraph 7.10 - explains appropriate approach to mitigation for lighting - however, noting very low levels of bats were identified by the full phase 2 bat surveys that are fully reported in Appendix IV

Paragraph 7.11 - this refers to the appropriate mitigation for grassland management - this would be secured through a management plan, required by a planning condition.

Paragraphs 7.8 and 7.12 refers to appropriate mitigation on timing for works to hedgerows- this would be subject to an appropriate condition

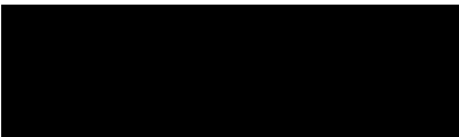
Paragraph 10.1 has explained that the extended phase one habitat and phase 2 protected species surveys have been undertaken across the site. And 10.2 explains that mitigation measures have been provided within the report including the seasonal timing restrictions (set out above) and the supervising works along with the extensive mitigation and enhancement (Explained in associated Holbury report) that the proposed the overall impact on ecology is positive.

I have asked the Ecologists who prepared the report if anything is missing, and they have confirmed that the complete set of survey results reflecting the potential in the suitable habitats on site has been completed.

Can the Environment Officer please explain specifically which surveys and mitigation methods are missing, as the full suite of surveys from the site and the appropriate mitigation measures required have been completed and are reported in the Ecology Report by LC Ecological Services dated January 2022?

Kind regards,
Lisa

Lisa Jackson MA, BSc MRTPI
Jackson Planning Ltd
Fox Barn, Lower Chute,
Andover, Hants, SP11 9DU



On 28 Jan 2022, at 09:50, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Hi Lisa,

We have some ecology comments which I require your response on:

As stated within the EIA (Jan 2022) an extended phase 1 habitat and protected species survey has been undertaken across the site. Following this survey mitigation has been recommended including timing and restrictions. Before we are able to assess this application further we require that the full Phase 1 habitat surveys and any subsequent surveys and mitigation reports are submitted as part of this application. Though parts of the survey have been included within the appendix of the EIA we require the full reports are submitted. Until we receive these reports we are unable to assess this application further.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place
<image011.jpg>
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

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