

03.02.2022

Application No: Y/3/22/OUT
Site Address: Land West of Bilsham Road Yapton
Description of Works: Hybrid Application comprising of: Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved) and Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works.
This application is a Departure from the Development Plan and is in CIL Zone and is CIL Liable as new dwellings.

Following our original comments on the 26.01.2022 and further email correspondence from LC Ecological Services our consultation response remains the same for this hybrid application. Our previous comments included the following;

'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. '

Though part of this hybrid application is for an outline permission, following guidance from Natural England, the NPPF and the Biodiversity and Geological Conservation Circular 06 we require that these surveys are undertaken prior to determination. Your attention should be drawn to the Governments standing advice for protected species and sites which can be found on their website here ([Protected species and development: advice for local planning authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/protected-species-and-development-advice-for-local-planning-authorities)). The key points are listed below for reference.

"You should ask for a survey if: there's suitable habitat on the site to support protected species; it's likely that protected species are present and may be affected by the proposed development; protected species are present but you're not sure if they'll be affected"

"You should not usually attach planning conditions that ask for surveys. This is because you need to consider the full impact of the proposal on protected species before you can grant planning permission. In exceptional cases, you may need to attach a planning condition for additional surveys. For instance, to support detailed mitigation proposals or if there will be a delay between granting planning permission and the start of development."

"You can refuse planning permission if surveys: are carried out at the wrong time of year; are not up to date; do not follow standard survey guidelines without appropriate justification; do not provide enough evidence to assess the likely negative effects on protected species"

Kind Regards

Liz

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Liz Annalls

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

