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Save the environment - think before you print.

From: [REDACTED]
Sent: 01 March 2017 10:08
To: [REDACTED]
Cc: Planning.Responses
Subject: RE: Y/5/17/OUT - Cinders Nursery, Yapton Ecological Surveys

APP NO: Y/5/17/OUT

Address Cinders Nursery & Land R/O Cinders Lane Yapton BN18 0JJ

Proposal: Outline application for 51no. dwellings with all matters reserved except for access. This application
Departure from the Development Plan.

Morning Ben,

Thank you for your email below, I have had a look at the application and I can confirm as previously stated by my colleague Stephanie further survey work will be required prior to determination. This survey work includes;

Bats

As detailed within the Preliminary Ecological Appraisal (January 2017) there is potential for bats to be roosting within 6 building so site. Due to this and as recommend within the survey further bat emergence surveys are required to determine if bats are roosting onsite prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for our approval with the planning application. If bats are found to be roosting within the buildings mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

Reptiles

As detailed within the Preliminary Ecological Appraisal (January 2017) there is potential for reptiles onsite and further reptile activity surveys are required. These need to be undertaken by a suitably qualified ecologist during the active survey period and submitted with the planning application prior to determination. If reptiles are found onsite then a mitigation strategy will need to be produced and also submitted with the planning application prior to determination

Kind Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council



From: Stephanie Evans
Sent: 28 February 2017 12:22
To: ben.cooke
Cc: Liz Rogers
Subject: RE: Y/5/17/OUT - Cinders Nursery, Yapton Ecological Surveys

Ben

Thank you for your email. My colleague, Liz Rogers, is now dealing with planning and environmental considerations. I have copied her in to this email so she has the details and can get back to you.

Kind regards

Stephanie



Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council



From: [REDACTED]
Sent: 28 February 2017 11:45
To: Stephanie Evans
Subject: Y/5/17/OUT - Cinders Nursery, Yapton Ecological Surveys

Stephanie,

I have been forwarded your planning response emailed to David Innes with regard to ecological surveys recommended for the site at Cinders Nursery Yapton.

We are to conduct emergence surveys on all buildings on-site assessed as having suitable potential for roosting bats thus far all have been categorised as low potential (requiring a single survey of each building between May and August) in addition to limited site clearance under watching brief in the immediate area surrounding the on-site buildings to allow for thorough external/ internal inspections of these buildings.

The reptiles presence likely absence surveys are to be conducted as described within the aforementioned email.

The guidance states the three bat activity surveys, as the site was assessed as being of low potential should be conducted seasonally with one conducted during the spring (April and May), summer (June, July and August) and autumn (September and October). We propose that based on the findings of the emergence and two of the activity surveys to be conducted in April and May (i.e. if no roosts or rare species or a minimal level of bat species are identified on-site) that a autumn activity survey will not be conducted but rather a third is conducted in the summer (June). As the lack of any of the aforementioned criteria on-site would indicate that the site is unlikely to be significant for bats later in the year (i.e. no bats born and therefore do not begin to forage or disperse around August – September).

Thank you

Ben Cooke

Consultant Ecologist

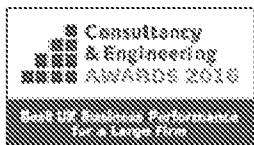
WYG

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