



From: Raymond Cole [REDACTED]
Sent: 13 December 2017 10:55
To: Simon Davis
Cc: Michael Gadd; Simon Brokenbrow - Viewpoint
Subject: Planning Consultation on Y/76/17/DOC Land At Kings Close Yapton BN18 0EX

Dear Simon

Thank you for your e-mail sent on 5 December, with which you attached a copy of the comments received from the Council's ecology adviser.

We were both surprised and concerned to note their comments on this application. The same reptile mitigation plan was submitted with the reserved matters application and the officer's response to consultation on that application was "we are happy that the proposed mitigation plan is suitable" (response sent on 22 November 2017 at 10:54). It is important to note, from The Reptile Survey & Mitigation Plan, that the site supports a "low population" of slow worms (paragraphs 1.3 and 6.1) and that the phase 1 translocation works have already been successfully completed. Reptile fencing has been used only around the translocation area because the borders of the construction site are outside the habitable area identified in the report, are fenced with concrete gravel boards and will be the subject of works, e.g. retaining walls, to implement the planning permission.

There was also no objection in relation to the enhancements mentioned in the plan, but five measures were identified as being desirable. The first two measures have already been addressed in the submitted landscape layout as part of the reserved matters application.

Condition 14 of the outline planning permission requires the "recommendations arising out of the supporting ecological reports" to be addressed. The recommendations contained in the supporting report, prepared by the Ecology Co-op at the outline stage, related only to "Reptiles" and to "Breeding birds". The applicant has addressed the recommendation for "Reptiles" through the Reptile Survey and Mitigation Plan, which was previously (on 22 November 2017) found to be acceptable. The recommendation for "Breeding birds" simply required vegetation more than 1 metre in height not to be cleared during the breeding season. The request for a full ecological enhancement report, "including information on native planting, nesting bird habitat, enhancements for bats and nesting birds, directional lighting, enhancement and management of tree lines and hedgerow, wildlife meadow planting, habitat for reptiles, log piles etc", is in our opinion disproportionate given the wording of the condition and the fact that the layout has already been approved, with limited scope for the introduction of significant areas of habitat for wildlife on a site surrounded on all sides by existing development.

I attach a copy of the landscape details to enable further consideration to be given to the matter alongside the Reptile Survey and Mitigation Plan submitted as part of this application.

With kind regards

Raymond Cole | *Senior Planner*



Our offices will be closed from 5.30pm on Friday 22nd December and will reopen at 9.00am on Tuesday 2nd January.

Wishing all our clients and contractors the very best of the festive season!



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