

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 09 November 2020 10:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Land south of Ford Lane, east of North End Road, Yapton (Y/82/20/RES)

Please upload onto Ocella the email below which is a further consultation response from the **ADC Ecological Advisor** to reserved matters application **Y/82/20/RES** relating to Land south of Ford Lane, east of North End Road, Yapton.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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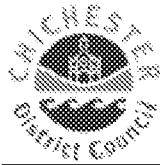
From: Liz Annalls [REDACTED]
Sent: 09 November 2020 09:53
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Land south of Ford Lane, east of North End Road, Yapton (Y/82/20/RES)

Morning,

Please find attached some updated comments for this.

Many Thanks

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

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



From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 05 November 2020 08:17
To: Liz Annalls
Cc: Planning.Responses
Subject: FW: Land south of Ford Lane, east of North End Road, Yapton (Y/82/20/RES)

Hi Liz,

Pleased find attached the **Ecological Report** which includes a Habitat Enhancement Plan and a Biodiversity Net Gain Assessment for reserved matters application Y/82/20/RES relating to Land South of Ford Lane and East of North End Road, Yapton.

I look forward to receiving your consultation response.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk



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From: Tilly Wishaw [REDACTED]
Sent: 04 November 2020 15:44

Subject: RE: Land south of Ford Lane, east of North End Road, Yapton (Y/82/20/RES)

Dear Michael,

Please find the Ecological Report prepared by RPS for the discharge of Condition 17 of the outline consent attached. This includes a Habitat Enhancement Plan.

As mentioned within Craig's email yesterday, we have prepared a Biodiversity Net Gain Assessment based on the Defra Metrics 2.0 for the site as part of our internal procedures. The draft figures received to date show a Biodiversity net gain of around 30%

I hope this is of help and overcomes the concerns of your Ecological Advisor.

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Paraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 03 November 2020 19:57

Subject: RE: Land south of Ford Lane, east of North End Road, Yapton (Y/82/20/RES)

Importance: High

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CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!

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Dear Craig and Tilly,

The Council's Ecological Advisor has requested, in line with Policy ENV DM5 of the Arun District Local Plan, that information on Biodiversity Net Gain needs to be provided, prior to determination. This will include incorporating into the scheme a variety of ecological enhancements. Examples of what would be expected include: any trees removed should be replaced at a ratio of 2:1; wildflower meadow planting used; wildlife pond; filling any gaps in tree lines or hedgerows with native species; bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5 metres above ground; bird box to be installed on the buildings / and or tree within the garden of the property; grassland areas managed to benefit reptiles; log piles on the site; gaps are included at the

bottom of the fences to allow movement of small mammals across the site; and hedgehog nesting boxes are included on the site.

Please could you arrange one promptly?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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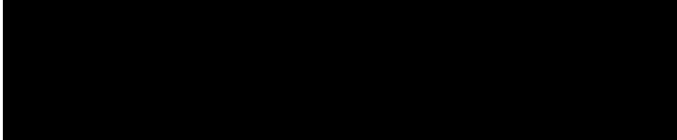
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09.11.2020

Application No: Y/82/20/RES

Site Address: Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS

Description of Works: Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way. This site falls within Strategic Site SP2 (Zero Rated).

Biodiversity

Following review of the Ecological Mitigation and Enhancement Strategy (Oct 2020) I am satisfied that the mitigation proposed is suitable and can be conditioned.

Policy ENV DM5

Following review of the Ecological Mitigation and Enhancement Strategy (Oct 2020) I am satisfied that this meets the requirements of Policy ENV DMS and can be conditioned.

Kind regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

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

