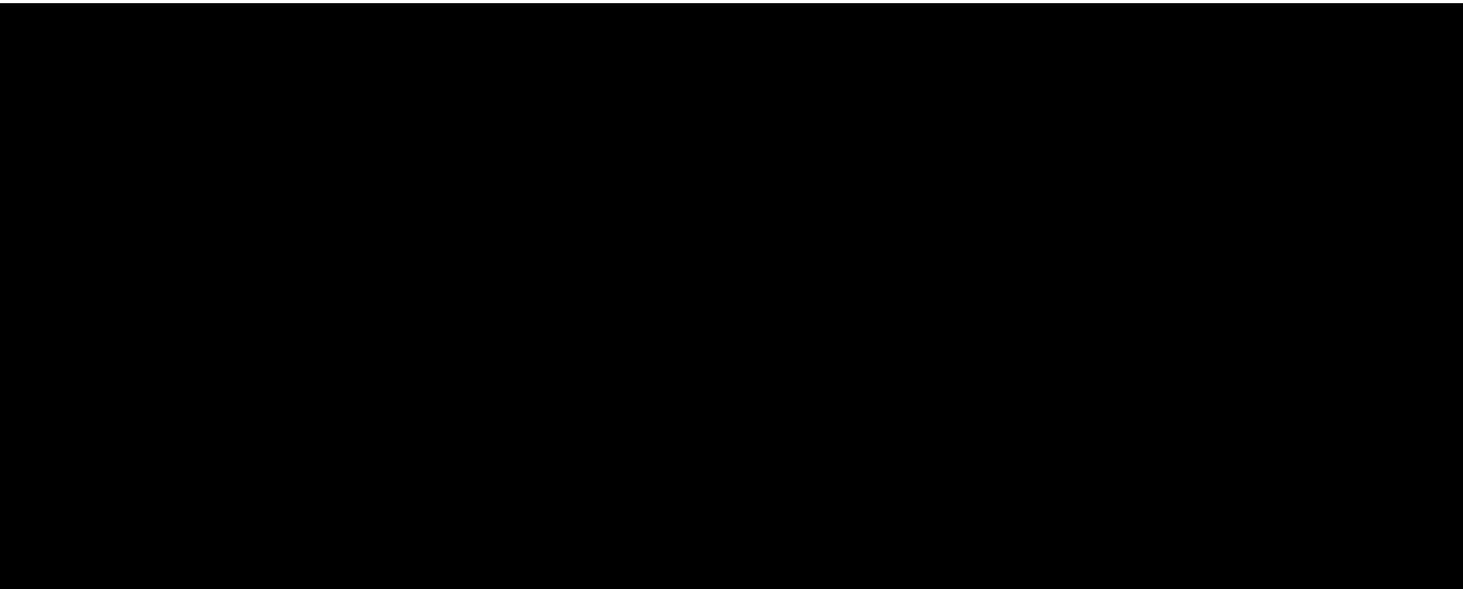
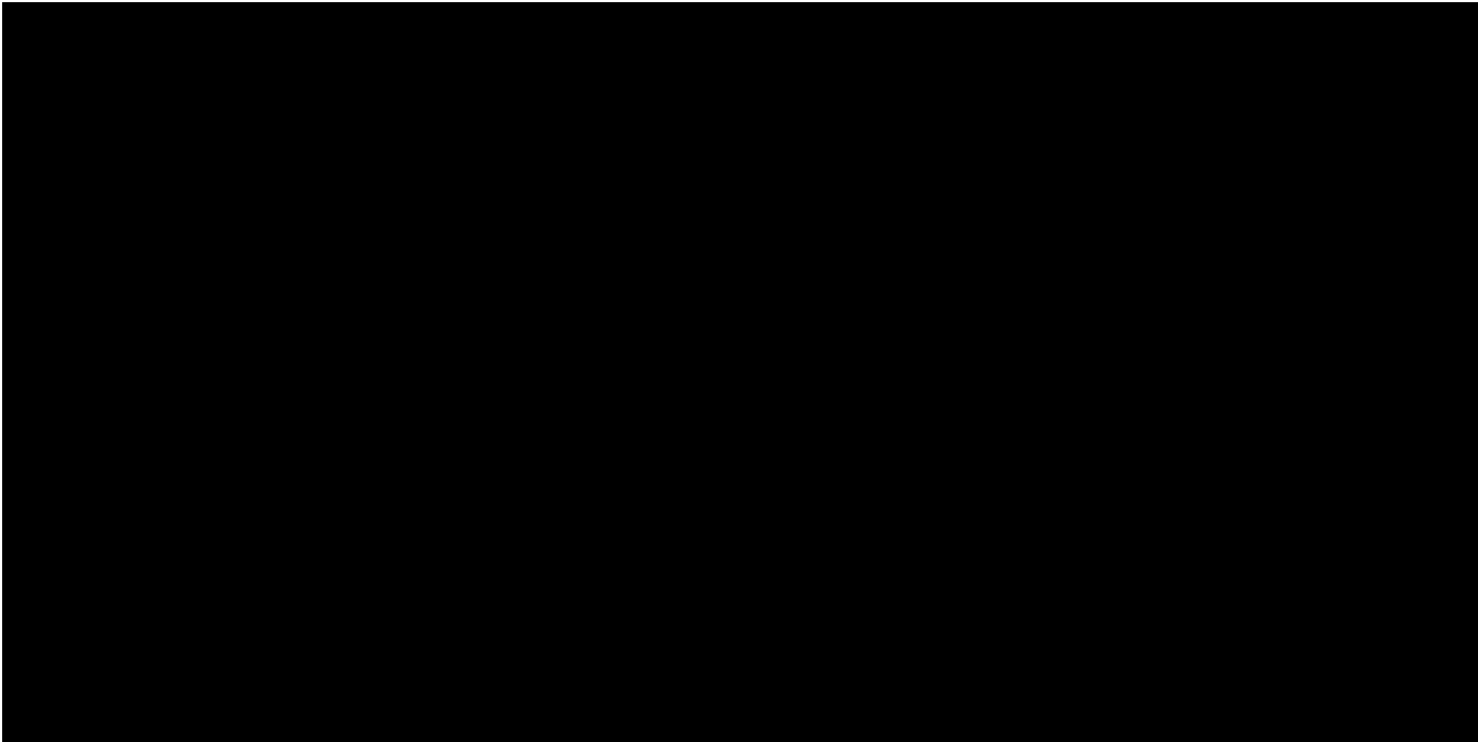


From: Liz Rogers [REDACTED]
Sent: 03 April 2017 17:06
To: Claire Potts
Subject: RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

App No: AL/111/16/OUT

Address: Land East of Orchard Gardens Woodgate Aldingbourne

Proposal: Outline application with some matters reserved for 57No. units with public open space & affordable housing. This application is a Departure from the

The Preliminary Ecological Appraisal (by Arbtech) assessed that development on this site may cause *'loss of habitat and possible harm to reptiles. The habitat onsite represents good foraging areas, basking areas and refugia for reptiles. The long unmanaged grass and scrub with the wooded tree line create a mosaic of habitats that offer a range of foraging and shelter potential. Adjacent woodland and grass to the north provides further habitat. The site is linked to the wider habitat by tree lines and gardens. There are records of slow worms, grass snakes, adders and common lizards within a 2km radius of the site'*. The survey detailed and we confirmed within our previous consultations by Stephanie Evans dated 16.11.2016 and 23.11.2016 that we require a full reptile survey is undertaken by a suitably qualified ecologist to determine the presence and population size of the reptiles onsite and this would be used to inform the creation of a mitigation strategy.

We are very disappointed to see that the site was completely cleared in November 2016 destroying the reptile habitat onsite and also potentially killing any reptiles on the site which would have been hibernating at the time meaning they would have not be able to move out the way of the clearance. This means there is a high likelihood that the Wildlife and Countryside Act 191 (as amended) was broken because the act stipulates that it is an offence to intentionally or deliberately kill or injure reptiles, and an offence to damage, destroy or obstruct access to reptile habitat.

Due to this destruction of habitat the subsequent reptile mitigation plan (March 2017) states that the sites suitability for reptiles has been greatly reduced and due to the clearance of the site, full reptile surveys are no longer appropriate.

The mitigation proposed within the plan aims to provide precautionary measures to minimise the risk of killing or injuring any surviving population for reptiles within the site boundaries. It has also assumed that the site is only suitable for a low number of reptiles however before the site clearance took place this may have not been the case. Within the local area five different species of reptiles were identified and a large number of reptiles recorded within 2km of the site. Due to the lack of survey data now available for the site and following Natural England's guidance we require that the mitigation strategy assumes there is a good population of reptile's onsite and that the destroyed habitat is recreated and enhanced for reptiles.

The mitigation will need to include the creation of good quality habitat that is linked to the wider landscape and site boundaries. The new reptile habitat will need to provide food foraging areas, basking areas and refugia. We require that areas of long unmanaged grass and scrub are incorporated along the tree boundaries (a minimum of 10m strip from the treeline). Log piles will also need to be created to provide alternative habitat for the reptiles. An updated extensive mitigation strategy will need to be submitted to us for approval prior to determination.

With regards to Policy EH2 within the Aldingbourne Neighbourhood Plan from assessing the green space proposed onsite, the current plans do not provide suitable connectivity across the site. Looking at the layout, for a suitable green corridor to be created further space will need to be provided across the length of the site North to South. We would recommend that the plot in the North East of the site is removed (Eastergate house type) and the gardens for the 6 plots to the south east are greatly reduced. The lighting scheme will also need to be considerate to this area to ensure there is no light spill and enhancements including native species planting, and the installation of bat and bird boxes will also be required.

We require that a Construction Environmental Management Plan (CEMP) is submitted for the wildlife corridor. This plan will need to detail the full enhancement scheme. This will need to be submitted for our approval prior to determination. We will also require that a Landscape and Management Plan (LEMP) is compiled for the site detailing

the management and maintenance of the site once construction has ended. A condition should be used to ensure this takes place and the plans submitted to us for approval at reserve matters stage.

Without greatly increasing the north to south corridor on the site, the proposals will not meet Policy EH2 within the neighbourhood plan and also there wouldn't be sufficient space for the required reptile mitigation.

If you have any further questions please do not hesitate to contact myself.

Kind Regards

Liz

Liz Rogers

Environment Officer
Environment
Chichester District Council

<http://www.chichester.gov.uk> | www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]

Sent: 03 April 2017 10:32

To: Liz Rogers

Subject: FW: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Liz,

Please see attached additional ecology mitigation information in relation to Land East of orchard Gardens. If you look at Stephanie's response on the system you will see that it suggested this approach. Please could you review the attached in light of Stephanie's comments to see if it satisfactorily addresses ecology concerns. It would also be helpful to have a view about the designation of the site as a Biodiversity Corridor in the Aldingbourne Neighbourhood Plan and whether the proposal meets the requirements of this policy. Policy EH2 states that it needs to be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors (the whole of this site is identified as a Biodiversity Corridor).

Please could you respond by 14th April.

Kind regards

Claire

[Claire Potts](#) BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, [Arun District Council](#) | First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: T Croucher

Sent: 31 March 2017 14:41

To: Claire Potts

Subject: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Dear Ms Potts

Please find attached reptile mitigation report.

Yours sincerely

TCPlanning

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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