

Technical Briefing Note

Ref: 1004567 BN03 WVM1 dv1

Saltbox, Bognor Regis (1004567)

Proposed Water Vole Mitigation Measures

Date: May 2019

1. Introduction and background

- 1.1. Aspect Ecology is acting on behalf of Landlink Estates in regard to ecological matters relating to the site at Saltbox, Bognor Regis, located approximately at OS grid reference SU 935 016 (see Plan 4567/SSE1).
- 1.2. The site is the subject of a hybrid planning application (ref: BE/135/18/PL) for commercial development, submitted to Arun District Council, which is currently under consideration.
- 1.3. Ecological survey information and assessment in relation to the proposed development is set out within Aspect Ecology's report entitled "Saltbox, Bognor Regis: Ecological Appraisal", dated December 2018 (ref: 1004567 EcoAp vf1), which was submitted with the application, whilst further (in line with the relevant planning conditions associated with a previous permission in relation to the site) a Landscape and Ecological Management Plan (re: 4567 U-LEMP vf1, dated December 2018) has been prepared in relation to the proposals, which was also submitted to inform the application.
- 1.4. Subsequently, comments have been received from Arun District Council's Ecologist requesting further information in regard to the proposed safeguards and measures to be implemented at the site in regard to Water Vole.
- 1.5. Accordingly, this note provides details of proposed Water Vole mitigation measures to be implemented at the site under the proposals.

2. Survey Results and Current Position

- 2.1. As set out within the submitted information, previous specific survey work undertaken in 2014 identified evidence of Water Vole within the northern boundary ditch (Shripney Manor Ditch) at the site, albeit no evidence for the presence of this species was recorded during the most recent 2017 work, likely due to the reduced water levels (with much of the ditch recorded to be dry during the survey) and overgrown nature of the ditch at the time of survey. Nonetheless, not least given the previously recorded evidence for the presence of Water Vole within the site and ditch habitat present, the previously submitted ecology information included recommendations for a number of mitigation measures and safeguards be put in place in regard to this species.
- 2.2. Other habitats within the site remain unsuitable for this species, which is therefore unlikely to be present elsewhere within the site.

3. Water Vole Mitigation Measures

- 3.1. On the basis of the survey work undertaken at the site, suitable habitats for Water Vole are limited to Shripney Manor Ditch, located along the northern and western boundaries to the site (which is to be retained, outside of the construction area associated with the proposed development). Accordingly, the proposals will not result in any direct effects on Water Vole habitats and proposed mitigation measures relate only to working safeguards to prevent inadvertent damage or disturbance to the ditch.
- 3.2. In order to avoid any accidental encroachment or damage to Water Voles or their burrows (whilst also providing protection to the Shripney Manor Ditch corridor), the following protective measures will be maintained during the construction works:
- A suitable buffer zone (at least 5m in width) will be maintained adjacent to Shripney Manor Ditch where this is located along the site boundary, as shown within the submitted LEMP document (e.g. Plan 4567/LEMP3) throughout the construction period– with the specific exception of ecological/habitat enhancement and management works to the ditch corridor and access to the adjacent arable field via the existing field access leading over the ditch, no access into the 5m buffer zone will be permitted for construction staff.
 - As set out within the submitted LEMP document, secure protective fencing (e.g. Heras) will be installed to mark the 5m buffer zone and maintained appropriately to prevent encroachment into the buffer during the construction period.
 - In order to prevent contamination or run-off entering the ditch, best management practice will be followed in accordance with the advice previously issued by the Environment Agency in its Pollution Prevention Guidelines or any relevant updated documents. This will include relevant safeguards such as:
 - Storage areas for chemicals, fuels, etc. will be sited well away from the watercourse and associated site boundaries, and stored on an impervious base within an oil-tight bund with no drainage outlet;
 - Implementation of a Dust Management Plan;
 - Water washing of vehicles, particularly those carrying fresh concrete and cement, mixing plant, etc. will be carried out in a contained area as far from the ditch as practicable (ideally within the eastern parts of the site), to avoid contaminated water entering this habitat;
 - Refuelling of plant will take place in a designated area on an impermeable surface, well-removed from the northern and western boundaries with the ditch corridor.
- 3.3. The implementation of the above measures will ensure that Water Voles are suitably safeguarded at the site throughout the construction period.

Plan 4567/LEMP3

Ecological Protection, Mitigation and Enhancement Measures



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