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5633: LAND WEST OF PAGHAM ROAD, PAGHAM

RESPONSE TO CHICHESTER DISTRICT COUNCIL DATED 24TH NOVEMBER 2021

03.02.22

1. This note has been prepared in response to comments received from Chichester District Council (CDC) in relation to the reserved matters application P/158/21/RES, hereafter referred to as 'the Site'.
2. Reference is also made to the Ecological Survey Summary Report 2021, hereafter referred to as 'the Summary Report', produced by FPCR (dated: 4th November 2021) that details update survey information provided as part of a reserved matters application of an adjoining land parcel to the west. The Summary Report was submitted in relation to reserved matters application P/153/21/RES.
3. On relevance to the P/158/21/RES application, the CDC response notes that the Summary Report identifies the presence of previously unrecorded protected species using the adjoining site. As a result, CDC consider that key mitigation should be provided as part of the P/158/21/RES application (and not just the P/153/21/RES application) to ensure the effectiveness of the wider mitigation strategy.

Bats

4. CDC specifically raise the records of Barbastelle *Barbastellus barbastelle* commuting and foraging at the adjoining site, as reported within the Summary Report. The Summary Report notes that Barbastelle were recorded by automated detectors during surveys in May 2021, August 2021, September 2021 and October 2021. The results of Barbastelle registrations are summaries below in Table 1.

Month (per detector)	Barbastelle Registrations (Period Total)	Detector Location
May	1	Along eastern boundary hedge, c.355m south of Site
May	1	Along field drain that partially falls within the Site boundary, c.5m west of Site
August	121	Along field drain with hedge to the south of the Site, c.320m south of the Site
August	17	Along treeline, c.60m west of the Site
September	12	Along eastern boundary hedge, c.300m south of Site
September	19	Along field drain that partially falls within the Site boundary, c.5m west of Site
October	34	Eastern end of a tree line with associated field drain, c.262m northwest of the Site
October	207	Along field drain with hedge and tree to the south of the Site, c.460m south of the Site

N.B. no Barbastelle were recorded in April, June or July.

Table 1: Barbastelle Survey Results for adjoining site

5. As is clear from the survey results, whilst Barbastelle have been recorded within the wider area, the highest registrations counts are for locations present far to the south of the Site itself. Areas to the south are far closer to more open semi-natural habitats including the nearby Pagham Harbour. These areas consists of a more suitable habitats for Barbastelle, such as riparian habitat and woodland. Comparatively the areas within and directly adjacent to the Site are less suitable and less well connected.
6. The Site is formed primarily of arable land with an open field drain to the north and a treeline to the east that runs along Pagham Road. The survey results also show that Barbastelle have a preference for hedgerows and treelines rather than more open or defunct boundary features. However, it is notable that Barbastelle were not recorded at anytime along the northern section of treeline to the east of the Site (whilst registrations were recorded further south along the boundary). Overall, in review of the results it is considered that Barbastelle may use the Site and adjacent areas to a very limited extent and they are not reliant on any part of the Site for foraging and commuting purposes.
7. In light of the above it is considered that no specific mitigation would strictly be required, as no significant impacts are considered to arise on Barbastelle as a result of the proposals at the Site.
8. Notwithstanding this the lighting proposals for the Site have been considered in greater detail. In review of the drawing produced by Davies Landscape Architects titled Block Plan Lighting (ref: DLA-2068-L-05-RevP01), it is evident that 1m high bollards are proposed. These are low level luminaires that will minimise the potential light spill otherwise generated by taller fixtures. The luminaires are also to be fitted with a 2700k colour LEDs, fitting the specifications suggested by CDC.
9. It is considered that the luminaires proposed and their locations within the Site (that are in the main limited hard landscaped areas away from boundary

features) will not cause significant levels of light disturbance to any bats utilising the Site or wider areas and will not adversely impact any mitigation measures proposed as part of the adjoining site.

Badgers

10. The CDC comments also provide a working methodology to be employed during construction to ensure Badgers (or other mammals) do not become trapped. This involves trenches deeper than 1m or pipework greater than 200mm diameter being covered overnight to prevent incidents of trapping. Also any hazardous chemicals should be stored securely to prevent animals accessing them. This working methodology will be employed as part of the implementation of the development.

Ecology Solutions
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