

Our ref: 6932/ECE Planning/ECOLOGY

Rebecca Hoad  
Senior Planner  
ECE Planning  
Brooklyn Chambers  
11 Goring road  
Worthing  
West Sussex  
BN12 4AP

Via Email: [REDACTED]

10<sup>th</sup> February 2022

Dear Rebecca

**Hook Lane, Pagham**

To support the S73 application for:

*Section 73 Variation of Condition Application: Proposed Variation of Condition 1 pursuant to Reserved Matters Planning Permission P/132/20/RES (Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping) for the substitution of 88no. units in the northern parcel to amend the layout, mix, appearance, car and cycle parking provision and landscaping at Land north of Hook Lane, Pagham.'*

FPCR have been involved in the previous planning applications mentioned above, whereby ecological surveys were undertaken on behalf of Hallam Land Management. The works included bat, reptile, water vole, dormice, great crested newt and breeding bird surveys, which were all reported within the FPCR Ecological Survey Update Report (September 2019), which referred to the previous assessment of the site documented within the FPCR Ecological Appraisal (2017).

These documents recommended mitigation measures that were required to ensure that no offences and committed under the Conservation of Habitats and Species Regulations (2017) and under the Wildlife and Countryside Act (1981, as amended). The site supported a good population of common lizards *Zootoca vivipara*, which will be incorporated within the Green Infrastructure of the site, with bespoke habitat features. Method Statements and/or Mitigation Strategies were recommended for birds, water voles and bats, to ensure that the completed development will still provide opportunities for these species and ensure the Favourable Conservation Status. The specific methods and design would need at the Reserved Matters Stage.

FPCR have not been involved with any subsequent planning applications for the wider application site, which is under Bellway's ownership, other than those above. Bellway will undertake and complete the ecological mitigation that is required, under advice from an ecological consultant, but covering those suggestions within the FPCR reports. The phase development will see the handing over of Phase 2 to Vistry Group, whereby there will be no ecological constraints, as these will all be addressed during the initial clearance of the site in Phase 1.

fpcr

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ecology ✕  
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Studio 2 Dunley Hill Court  
Dunley Hill Farm  
Ranmore  
Dorling  
Surrey  
RH8 6SX

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Details of Directors and Associates are available on our website.

Offices also at  
Lockington Hall, Lockington, Derby DE74 2RH Tel: 01509 472772  
Addispool Business Centre Clyst St George, Exeter, Devon EX3 0NR Tel: 01392 874499  
and York Biotech Campus, Sand Hutton, York YO41 1L2 Tel: 01904 406112



In conclusion there are no further ecological works needed to facilitate the development of Phase 2 of the application site.

Yours sincerely,



David Harper  
Associate Director (Ecology)

FPCR Environment and Design Ltd

