

**From:** Liz Rogers [REDACTED]  
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**To:** Planning.Responses  
**Subject:** APPLICATION NO: P/6/17/OUT

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**Site Address:** Land North of Hook Lane Pagham

**Description of Works:** Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

#### **Habitat Regulations Assessment**

Due to the scale of the site and its location to Pagham Harbour SPA we require that a Habitat Regulations Assessment is undertaken for the site to establish if there is any significant effect on the SPA from the proposed development which will need to be mitigated above and beyond the contribution to the Strategic Access Management and Monitoring (SAMM) scheme for recreational disturbance detailed below.

#### **Water voles**

Phase one surveys onsite have demonstrated that water voles are using ditches within the proposed site. However the Ecological Appraisal by FPCR (2017) has stated that more surveys need to be undertaken closer to the time of construction to help assess the population dynamics, however we require that these survey are undertaken prior to determination. Due to the size of site specific Natural England licence will be required and though two methods have been proposed we require that full details of the chosen methodology are provided so we are able to ensure the mitigation would be suitable for the site. We would not recommend that these further surveys are conditioned as depending on the findings, the site layout may need to change to accommodate the requirements of the mitigation strategy.

#### **Bats**

On site six species of bats have been recorded with the highest levels being around the north and western extent along hedgerows H1, H2, H3, H4, with minor recordings along the central drainage ditch and the eastern boundary.

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. No hedgerow can be removed or disturbed from hedgerows H1, H2 and H3, and due to the loss of small areas of hedgerow proposed within H4, an additional minimum 20 metres of hedgerow planting must be undertaken. Conditions should be used to ensure this.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. No lighting must be used within the buffer zones and GI areas, and 'hop overs' should also be included adjacent to any hedgerow gaps greater than 7m wide to allow continued echolocation across the break. Bat boxes should be installed on the retained trees and incorporated into the new buildings.

### **Reptiles**

The reptile survey has shown that there is a moderate population of reptile's onsite. Due to this mitigation has been proposed within Ecological Appraisal by FPCR (2017) and we are happy that the proposed mitigation is suitable and this can be conditioned. The applicant should note that no works can commence until the reptile translocation has taken place.

Further details of the reptile mitigation should be included within a Construction and Environmental Management Plan (CEMP) and a condition should be used to ensure this takes place.

### **Badgers**

Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced

If there are any deep pits or holes onsite during the works there should be a secured plank within them to allow a means of escape of any animals.

### **Nesting Birds**

Due to the location of the site to Pagham Harbour, the majority of the features suitable for nesting birds should be retained and enhanced.

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1<sup>st</sup> March – 1<sup>st</sup> October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

The retained hedgerows and other nesting habitat should be buffered with heras fencing during construction to protect it from damage or disturbance.

### **Recreational Disturbance**

Chichester District Council have identified that net new dwellings within a 3.5km zone of influence around the Pagham Harbour SPA boundary will increase the number of visitors to the SPA. Natural England have advised both Arun and Chichester DCs that increased visitor numbers *in combination* with all other developments in the zones of influence in the two districts will have a likely significant effect on the SPA unless there is a strategic scheme of avoidance/mitigation measures. Natural England objected to Chichester DC planning application SY/14/02186 on that basis.

The two councils, together with the RSPB, have developed a joint strategic scheme of avoidance and mitigation measures along the lines of that which exists for the Solent Maritime SAC (Strategic Access Management and Monitoring (SAMM)). This involves a jointly agreed uniform level of developer contribution in the two zones of influence, set at a level to fund the measures in-perpetuity.

The preferred method would be to collect a contribution towards the implementation of the joint project. The level of contribution to the interim scheme is £1,153 per unit / pitch. Such a planning obligation should be payable at commencement in order to ensure that avoidance measures are in place before first occupation.

Kind Regards

Liz

**Liz Rogers**

Environment Officer

Environment

Chichester District Council

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