

[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 29 January 2020 10:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/70/19/RES - Summer Lane, Pagham

Further Ecologist Consultation Comments

From: Liz Annalls [REDACTED]
Sent: 29 January 2020 09:00
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: P/70/19/RES - Summer Lane, Pagham

Morning,

Through reading through this, because the reptile translocation isn't complete, there are now a lot of controls which need to be put in place to ensure that reptiles aren't harmed in the process of clearing nesting bird habitat, I am concerned about how this would be monitored, I think this clearance work would need to be undertaken by an ecologist and there team to control this.

Many Thanks

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

[REDACTED]



From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 23 January 2020 11:32
To: Liz Annalls
Subject: RE: P/70/19/RES - Summer Lane, Pagham

Hi Liz,

I have the following in response to your comment and am seeking your further advice as to whether they can proceed with the proposed vegetation clearance.

"In response to your earlier email, I wasn't made aware, but apparently after a meeting on site last week we no longer need to carry out the soil strip at this stage anyway. As such, it is just the remaining (non-reptile habitat) vegetation clearance that we would like to undertake. The following from our Ecologist for reference:

Hi Dan,

The majority of the reptiles were translocated from the construction area in autumn 2019. However as we could not complete the stripping of the top layer of vegetation (referred to as the destructive search) in the autumn, we could not ensure all reptiles are off the site, so a low number are still present (capture dropped to < 3 individuals per visit by the end of the autumn). However, as with the early vegetation works that were undertaken then, there are areas of the site where machinery can be tracked that will not impact on reptile habitat (where the remaining reptiles will be hibernating at the moment). The vegetation works will need to ensure that chippers and tractors brought onto the site remain in these areas. This was discussed on site with the proposed vegetation contractor last week. The majority of the woody scrub is being removed with chainsaws, and there is a little bramble left that is likely to be flailed with a tractor and arm flail. It was discussed to reduce all this down to 10-15cm so as not to disturb the ground. On this basis the vegetation work can proceed with these sensitivities in mind, and there should not be any adverse impact on the remaining small numbers of reptiles. This is in line with the ecology strategy, and will ensure that nesting bird habitat does not remain on site when you come to build this spring/summer.

We cannot undertake a destructive search (strip of top layer) of the horse paddock until at least April at the earliest. This was also discussed with Lee on site last week, and he was going to provide us with a plan of where your road and early works areas are going so that we can concentrate on these areas for the remaining reptile capture, and get the destructive search stripping undertaken on these areas as a priority (when the reptile capture drops to zero in those areas, as per the agreed strategy)."

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Liz Annalls [REDACTED]
Sent: 20 January 2020 10:58
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: P/70/19/RES - Summer Lane, Pagham

Morning,

If they can provide some evidence from the ecologist that the reptile translocation has been completed and they can confirm that the site does not have any reptiles onsite now, then I don't have an issue with them doing those works, as this will prevent reptile habitat re-establishing onsite.

Many Thanks

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

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



From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 13 January 2020 17:17
To: Liz Annalls
Subject: FW: P/70/19/RES - Summer Lane, Pagham

Dear Liz,

Would you be able to provide your advice/comments to me with regard to the following email regarding the clearance of non-reptile habitat vegetation. They also ask about stripping the top soil layer and I wonder if you have a view on that from an ecological point of view?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Daniel O'Shea (Drew Smith) [REDACTED]
Sent: 13 January 2020 09:19
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Adrian Barker [REDACTED]
Subject: RE: P/70/19/RES - Summer Lane, Pagham

Good morning Simon,

Further to previous correspondence below, regarding Ecology and reptile translocation. We carried out the reptile translocation successfully back in October last year. Although we are yet to achieve planning consent, which due to drainage issues, appears to be ongoing for the time being. We would like to clear the remainder of the site, the thicker scrub and vegetation not deemed as reptile habitat basically. As spring approaches, we will not be able to carry out this work beyond the end of February due to bird nesting season. We are therefore proposing to complete this before then if possible. In the same manner as the reptile translocation, this element is detailed within our mitigation and enhancement strategy. As previously, would you be able to consult with the County Ecologist to permit us to do these works?

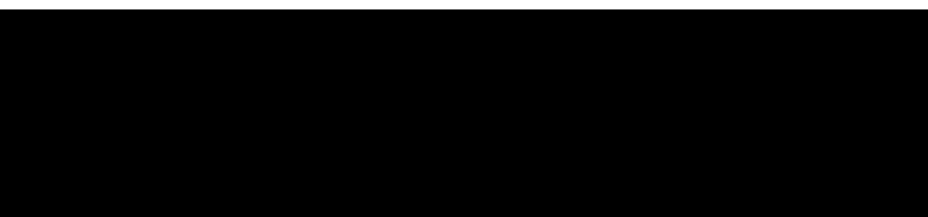
You previously stated a preference for us to hold out on submitting discharge of condition applications until we have planning consent. Hence needing to request carrying out elements of our Ecological Strategy, despite the absence of the discharge of condition 8.

In line with Ecology, there is a further desire to strip the top layer of soil from the site once the remaining vegetation is removed. Mainly to prohibit the return of reptiles etc, until completion of the development. Would it be possible to prepare the site in this way also, or should we limit works to clearance only? I just want to be careful not to overstep the mark.

Thanks.

Kind regards,

Daniel O'Shea
Planning Manager



www.vistrypartnerships.co.uk
www.drewsmilthomes.co.uk



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