

Ecology Mitigation Strategy Addendum

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GROUP



Land at Summer Lane Pagham Reserved Matters Application

October 2020 Rev. A

**LAND AT SUMMER LANE, PAGHAM
ECOLOGY MITIGATION STRATEGY ADDENDUM**

OCTOBER 2020

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This statement has been prepared by Aluco Ecology Ltd on behalf of the applicant, Drew Smith.

LAND AT SUMMER LANE, PAGHAM ECOLOGY MITIGATION STRATEGY ADDENDUM

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1.0 INTRODUCTION

1.1 Background

1.1.1 The site has Planning Permission for the erection of 90 No. dwellings and associated access & open space. A detailed ecological assessment was provided with the Outline Application (see Aluco Ecology, 2015), and an ecological mitigation strategy was prepared for a detailed Reserved Matters Application (Aluco Ecology, 2019). This addendum addresses additional ecological assessment for an amended Application on site with an additional 15 units.

1.1.2 A detailed scheme for the site has been developed, and this is reproduced at **Figure 1** below. The changes to this approved layout for the amended Application are shown at **Figure 2** below.

1.1.3 This document considers the existing ecological baseline, impact assessment, mitigation method statements and biodiversity mitigation for the approved scheme based on the proposed changes from the amended Application and increase in 15 units.

1.2 Previous Survey Work

1.2.1 A number of species are protected under legislation and policy; namely the Conservation of Habitats & Species Regulations 2010 in relation to the European protected species (eg bats, dormouse, great crested newts) and the Wildlife & Countryside Act 1981 (as amended) and Countryside & Rights of Way Act (CROW) 2000 for protected species and the designation and protection of SSSIs (**Technical Appendix 1**). The Protection of Badgers Act 1992 gives protection to Badgers *Meles meles*.

1.2.2 Aluco Ecology has undertaken ecological survey work on the site (see Aluco Ecology 2015) for all protected species groups, with walkover updates during 2018 and 2019 and detailed mitigation implementation in 2020. The results have identified the following ecological features potentially affected by the works and construction area and are therefore covered in the 2019 mitigation statement:

- Vegetation and habitats, including habitats within the construction zone are impacted, as well as retained woody vegetation, hedges and trees with associated

ditches and grasslands, and watercourses. Extensive new habitats are proposed to be created on public open space on site;

- Nesting birds have been recorded on site;
- A number of bat species have been recorded foraging and commuting around the site and local area;
- Badgers *Meles meles* are likely to be present in the wider area, Fox *Vulpes vulpes* has been recorded on site;
- Evidence of Water Vole *Arvicola amphibius* has been noted on watercourse immediately west of the site, although evidence is localised and populations low;
- Populations of Reptiles (Slow Worm *Anguis fragilis*, Grass Snake *Natrix (n) helvetica*, and Common Lizard *Zootoca vivipara*) are recorded on site.

2.0 DETAILS OF DEVELOPMENT

2.1 Introduction

- 2.1.1 **Figures 1 & 2** shows the detailed Masterplan as approved (**Figure 1**) and with the location of changes to re-plan for an additional 15 units (**Figure 2**).

2.2 Biophysical Changes associated with the Development Scheme

Pre-Construction Site Clearance

- 2.2.1 Existing vegetation within the construction zone will be required to be removed and ground re-profiled within the development area.

Construction

- 2.2.2 The construction of the development has the potential to affect protected species and ecological features, some of which are afforded protection under the legislation and policy outlined in Section 1 above.

- 2.2.3 A detailed Landscape Strategy, planting plan, and Landscape Management and Maintenance Plan has been prepared for the site (see IJLA, 2019) and with amendments to the western parcel for the additional 15 units (IJLA, 2020). These provide for formal and informal habitat creation and landscaping both around the main development footprint and new public open space habitats south of the main development area. This has been informed by the ecology mitigation and prescriptions.

Operation

- 2.2.4 The retained and created public open space areas of the site are designed to fulfil a multi-purpose role of biodiversity gain, landscaping and public open space. The detailed planting schedule has been provided in the Landscape Management & Maintenance Plan (IJLA, 2019, IJLA, 2020).





3.0 ADDITIONAL IMPACT ASSESSMENT

3.1 Introduction

- 3.1.1 This section considers the additional impact assessment for the features covered in the original ecological assessment and ecological mitigation strategy for the approved Outline and Reserved Matters schemes and whether there are any additional significant ecological impacts that will occur as a result of the provision of an additional 15 units.

3.2 Impact Assessment

Habitats and Vegetation

- 3.2.1 The additional 15 units are contained within the built footprint of the development and do not reduce the open space retained or created as a result of the development. From the approved Reserved Matters scheme there will be an increase in crossings along the ditch on the north side of Summer Lane from five to nine crossing points (see **Figures 1 & 2**). However, the original impact assessment for the Outline Application considered a scheme that included nine crossing points. It recommended a 1:1 or greater mitigation/compensation for loss of such boundary features.

Protected Species & Species of Conservation Concern

- 3.2.2 Being contained within the proposed built footprint of the western parcel of land, the additional 15 units are not considered likely to have any additional impacts on the protected and notable species ecological features identified in the survey work for the 90 unit scheme Applications.
- 3.2.3 Any changes to the lighting scheme approved as part of the reserved matters process should consider the principles for ecological mitigation set out in the original lighting assessment (see JLighting Design (2019)) in order to avoid any new impacts from the re-plan. Given that the re-plan is within the built zone of the development, it is considered unlikely that additional impacts from any changes in lighting column position within this zone will be significant.

4.0 ADDITIONAL MITIGATION STRATEGY ASSESSMENT

4.1 Introduction

- 4.1.1 This section considers the existing detailed mitigation strategies for the approved scheme, and whether there is a need to provide additional mitigation to address any impacts arising from the re-plan which includes an additional 15 units.

4.2 Mitigation for Habitats & Vegetation

- 4.2.1 The additional loss of retained/created ditch habitat along the northern edge of Summer Lane from a re-plan where the drive access points are increased from five to nine is not considered significant as the mitigation strategy devised for the original scheme has provided greater than

1:1 wet grassland creation in a SUDS strategy along the north western edge of the western parcel of the site (c2500m²). The creation of this new habitat is detailed in the ecological mitigation strategy and Landscape Plans for the scheme (IJLA, 2019, IJLA, 2020).

4.3 Mitigation for Protected Species & Species of Conservation Concern

- 4.3.1 The mitigation method statements for protected species and the mitigation proposals on retained and created habitats has been re-assessed in light of the re-plan for an additional 15 units and no additional mitigation measures are considered to be required on account of the fact that the re-plan is to provide an increase in density of units and will not impact directly on any additional habitats on site additional to those already covered by the existing mitigation strategy.
- 4.3.2 Two bat and one bird box locations are provide in the re-plan areas. These locations can be re-created in similar positions on the new layout.

5.0 CONCLUSIONS

- 5.1 A re-plan of the approved development scheme at Summer Lane has been proposed. This involves increasing the development density from 90 to 105 units within a of part of the western parcel of the site. These changes have been considered in light of the existing ecology impact assessment and mitigation proposals for the Outline and Reserved Matters Approved Schemes. No additional significant impacts are predicted on the features identified in the original ecological impact assessment and mitigation (Aluco Ecology, 2015 & 2019). No additional mitigation measures are proposed and the existing ecological mitigation strategy and proposed habitat retention and creation as well as mitigation method statements for protected species is still considered valid for this re-plan.

6.0 REFERENCES

Aluco Ecology (2015) Ecological Assessment, Land at Summer Lane, Pagham

Aluco Ecology (2019) Ecological Mitigation Strategy, Land at Summer Lane, Pagham

IJLA (2019) Detailed Landscape Planting Plan; Landscape Maintenance and Management Plan for Public Open Space, Land at Summer Lane, Pagham

IJLA (2020) Detailed Landscape Planting Plan; Landscape Plan for Amendments to the Western Parcel, Land at Summer Lane, Pagham: Drawing No: M323-323 Rev. 1

JLighting Design (2019) Proposed Lighting Layout Technical Note & Drawing 100046.PRIV.1300.001