

David Fuller
Norton Studio
School Lane
Arundel
West Sussex
BN18 9DR

28th August 2018

Dear David,

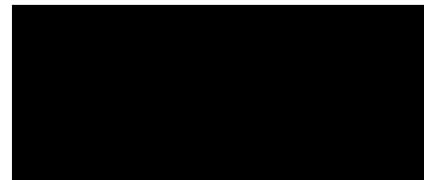
Reptile Survey – Land at Plot 1, The Spires

Thank you for instructing The Ecology Partnership to carry out a reptile survey at the above site to ascertain the presence or presumed absence of reptiles in this area. The results are as follows.

Background

On the 18th May 2017, Lizard Landscape Design and Ecology undertook a preliminary ecological appraisal for 'The Spires' site which included plot 1 (see Figure 1 for original site boundary). The surveyor identified a number of habitats potentially suitable for reptiles which included rank grassland and tall ruderals. Under current plans, these habitats are to be lost as part of the development consequently, further surveys were recommended under Condition 6 of the planning permission to identify the presence or presumed absence of reptiles on site.

The proposal has been granted full planning permission in June 2018 under **R/91/17/PL** subject to a number of planning conditions. Condition 6 of the planning permission relates to reptiles and it states that:



Condition 6

"Prior to commencement of development either reptile activity surveys shall be undertaken by a suitably qualified ecologist or a mitigation strategy for reptiles shall be produced and submitted to the Local Planning Authority for consideration. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works. The development shall proceed in accordance with the approved details.

Reason: It is necessary for this to be a pre-commencement decision to safeguard the ecology of the area, and in the interests of reptiles to ensure that a habitat remains for them during and after development in accordance with policy GEN7 of Arun District Local Plan."

This report has been developed to fulfil Condition 6 of the planning permission.

Site Context and Status

The site is located in the south-western portion of East Preston, West Sussex (central grid reference TQ 0624 0205). This plot is located adjacent to a dwelling called 'The Spires' and contains sections of the associated gardens, swimming pool and pool house. The site is approximately c. 0.2 Ha in size and it is bordered along all aspects by the gardens of residential properties. There are no Sites of Special Scientific Interest (SSSI) or Local Nature Reserves (LNRs) within 2km of the site.

The aerial photograph (Figure 1) shows the site and its immediate surroundings. The red line depicts the approximate site boundary and survey area.



Figure 1: The original red line boundary for the initial preliminary ecological appraisal completed by Lizard Landscape Design and Ecology (May 2017)

Current plans for the site involve the demolition of the buildings and the removal of the majority of the habitats within the red line boundary to allow for the construction of a single residential dwelling and a garage within the red line boundary in Figure 2.

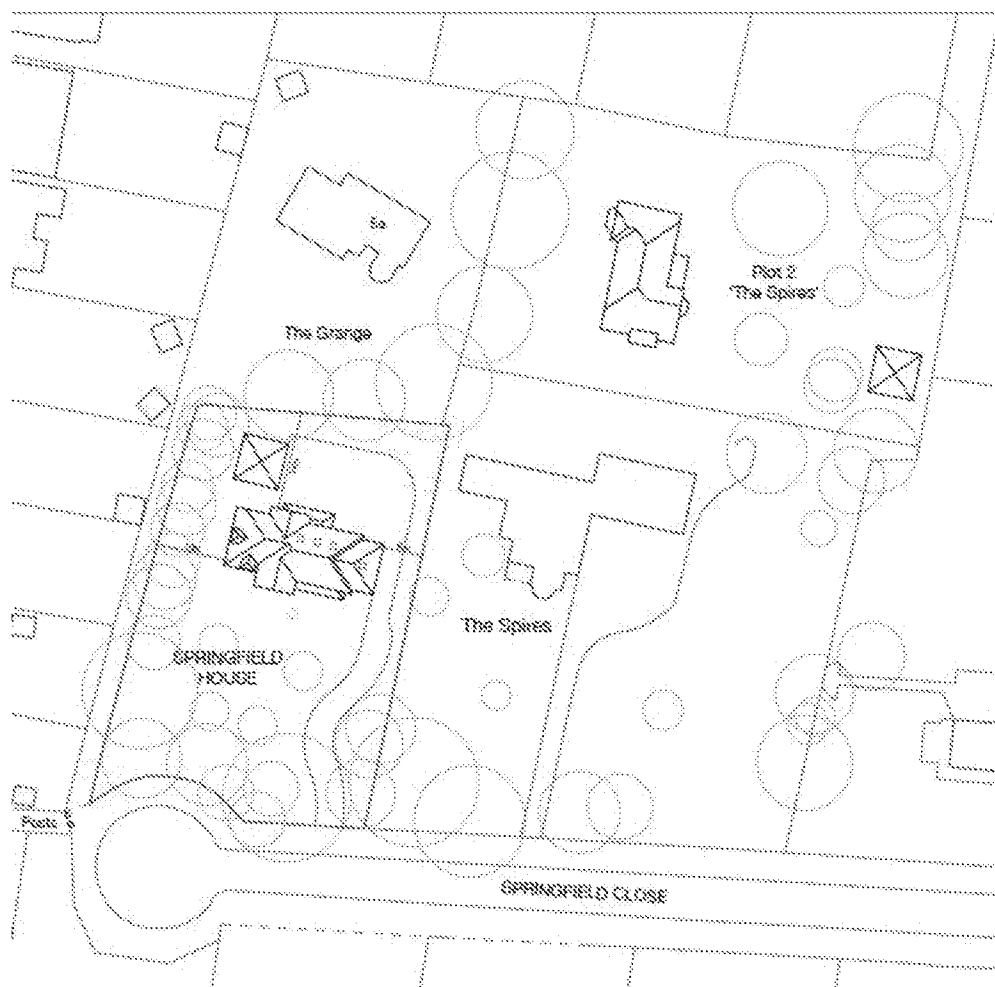
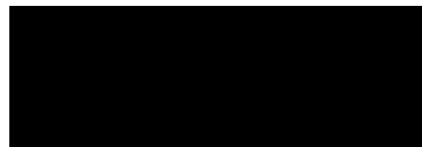


Figure 2: Approximate location of the red line boundary and the latest plans for the development

The site was initially inspected on 23rd July by Chris Jennings BSc (Hons) MSc MCIEEM of the Ecology Partnership and it was noted that plot 1 was largely unsuitable for reptiles. The habitats on plot 1 comprised well maintained short sward lawn, a swimming pool, pool house and associated hardstanding, with heavily shaded boundaries on the western and southern aspects



which were comprised of tree lines, ornamental planting and bare ground. Photographs of the site are included below.



Figure 3: Southern section of the site, which is largely shaded and comprises short sward grassland

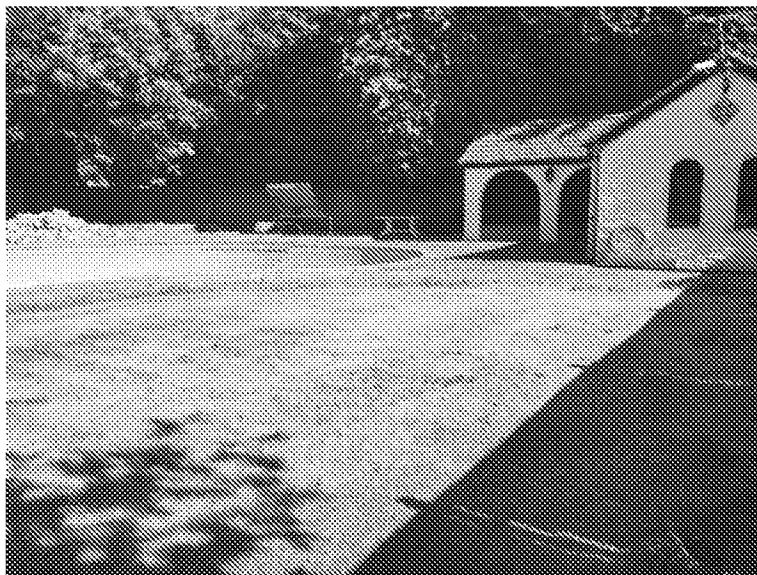
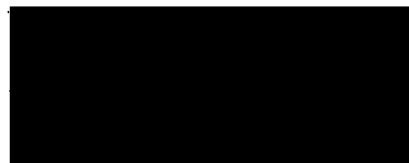


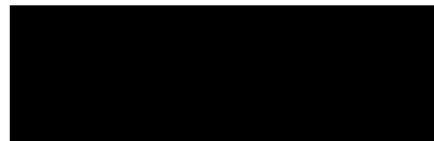
Figure 4: The northern section of plot 1, unshaded areas of short sward lawn and a swimming pool



Methodology

A terrestrial survey of the site for reptiles was carried out over 7 survey visits between 30th July to 20th August 2018. Prior to the commencement of the survey, the site was set up with artificial refugia (roofing felts) for reptiles on 23rd July 2018. Reptile refugia were set up within the lawn areas on site as well as along the southern, eastern and western boundaries. The northern area comprised of hardstanding and buildings and was not surveyed as the habitat was not suitable. The refugia were left in place for a bedding-in period of 7 days prior to the commencement of the reptile survey as recommended in advice from Natural England. The timing and number of surveys completed were based on guidelines produced by Froglife (1999) and Gent and Gibson (1998). A total of seven survey visits were to check the refugia for the presence of reptiles. Visits were only carried out if the weather conditions were suitable for locating reptiles. On each visit to the site, a minimum of one circuit to check all refugia was carried out.

Any natural refugia present were also surveyed during the visits. Any natural refugia, such as log piles and brash piles, were lifted and hand searched for evidence of reptiles.

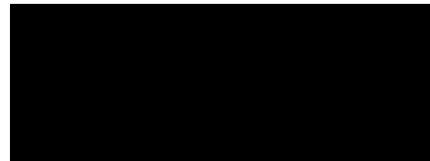


Results

Over seven visits, no reptiles were recorded. The work was undertaken within suitable conditions and temperatures. The results are summarised in Table 1 below.

Table 1: Reptile survey results

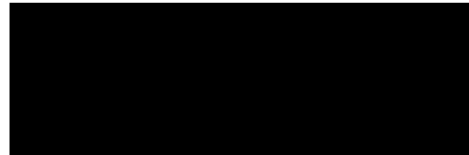
Visit	Date	Temperature (°C)	Weather	Reptile species & number
1	30 th July 2018	17.5	Sunny, few clouds and still conditions (0 Beaufort scale)	None
2	2 nd August 2018	16.5	Patchy cloud with a mild breeze (1 Beaufort scale)	None
3	6 th August 2018	17.5	Sunny, few clouds and a light breeze (1 Beaufort scale)	None
4	8 th August 2018	18	Sunny, few clouds and a light breeze (1 Beaufort scale)	None
5	10 th August 2018	17.5	Sunny, scattered clouds and light breeze (1 Beaufort scale)	None
6	13 th August 2018	17.5	Sunny with patchy cloud and light breeze (1 Beaufort scale)	None
7	20 th August 2018	17	Overcast but warm and light breeze (2 Beaufort scale)	None



Discussion

During the survey no reptiles were recorded on site. The work was undertaken within suitable conditions and temperatures. Within the initial preliminary ecological appraisal undertaken by Lizard Landscape, reptile habitat was noted within the wider Spires site, most notably within plot 2 to the north. The conditions was written to cover the whole wider site. The site has now been sold off as separate plots. Plot 1 will be developed independently to the other sections of the site and it was considered that the habitats within plot 1 were poor quality for reptiles with the presence of well-maintained short sward grassland, a swimming pool and pool house with associated hardstanding as well as tree lines and ornamental planting, with large areas of bare earth due to heavy shading.

It is considered that development of plot 1 is not constrained by the presence of reptiles and that development of plot 1 can commence without the need for mitigation for reptile species.



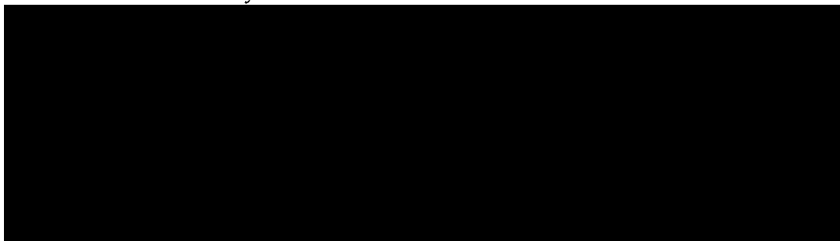
Conclusions

No reptiles were recorded during the survey. It is considered that the habitats within plot 1 at The Spires are of poor quality for reptiles.

Information within this report is considered to be sufficient to satisfy the discharge of condition 6.

If you have any queries, then please do not hesitate to contact me.

Yours sincerely,



Alexia Tamblyn MA (Oxon) MSc CEnv MCIEEM FRGS
Principal Ecologist and Managing Director