

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 September 2017 09:25
To: Planning Scanning
Subject: FW: Bats and Reptiles at Walberton WA/44/17/OUT
Attachments: Addendum Walberton DOS KC 31.08.17.docx

From: Michael Eastham
Sent: 04 September 2017 14:15
To: Planning.Responses
Cc: Claire Potts
Subject: FW: Bats and Reptiles at Walberton WA/44/17/OUT

Please upload the following email and the attachment for WA/44/17/OUT – Land East of Tye Lane.

Thanks,

Michael

From: Liz Rogers [<mailto:erogers@chichester.gov.uk>]
Sent: 04 September 2017 14:12
To: Michael Eastham
Subject: FW: Bats and Reptiles at Walberton WA/44/17/OUT

Afternoon,

I have received the attached document from the ecologist at the site at Walberton (WA/44/17/OUT) regarding the bat and reptiles surveys we required. Following a review of the information submitted here are my comments relating to these surveys.

Many Thanks

Liz

App No: WA/44/17/OUT

Site Address: Land East of Tye Lane Walberton

Description of Works: Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area.

Bats

As a precautionary approach the tree should be removed carefully with removal of tree limbs in presence of a suitably qualified ecologist. If a bat is found all works must stop and Natural England consulted. This work should only take place between October and March.

Reptiles

Though the surveys have not been completed, the results presented so far indicate that reptiles are not present within the boundary areas of the site. Due to this we are satisfied that a precautionary approach to reptiles would be suitable. Site clearance should be conducted during the season reptiles are active and the vegetation should be cut down to 10cm prior to any works taking place. Any dead wood, or rubble piles should be dismantled by hand and relocated

Kind Regards

Liz



Liz Rogers

Environment Officer

Environment

Chichester District Council

Ext: 24229 | Tel: | erogers@chichester.gov.uk | Fax: 01243776766

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



From: Karen Colebourn [<mailto:Karencolebourn@epr.uk.com>]

Sent: 31 August 2017 16:15

To: Liz Rogers; Van Laun, Jordan

Cc: Daniel O'Sullivan

Subject: Bats and Reptiles at Walberton WA/44/17/OUT

Dear Liz

As per our earlier discussion, please find attached our note of the further surveys you requested at Walberton (WA/44/17/OUT). As you will see, no bats or reptiles have been recorded. I therefore trust that you are now satisfied that, providing the recommended mitigation is implemented, the proposed scheme is not likely to trigger any significant adverse ecological effects. In fact, it is likely to deliver ecological benefits.

As discussed, I trust you are able to advise the Case Officer in time for the preparation of the report for the committee on 20 September.

Regards

Karen Colebourn

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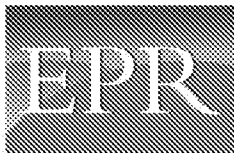
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31 August 2017

Jordan Van Laun
Wates Developments
Wates House
Station Approach
Leatherhead
Surrey
KT22 7SW

Dear Jordan,

Addendum to the Ecological Assessment of Land East of Tye Lane, Walberton

Bats

As set out in paragraph 3.20 of the Ecological Assessment (EPR 2017, ref: P17/01 – 1C), only one tree with the potential to support bats will be removed as part of the proposals (Tree 1, as shown on **Map 5** of the Ecological Assessment). This tree was assessed as having low potential to support bats, using the approach recommended by the Bat Conservation Trust (Good Practice Guidelines 2016). Chichester District Council officers asked for further information about this tree prior to the determination of the application. A survey was therefore conducted on 22 August 2017, the methodology of which is set out below. This survey found no bats emerging from the tree. Low levels of general activity by Common Pipistrelle and Soprano Pipistrelle was recorded with some foraging behaviour observed.

Despite the lack of bats in the tree, it is still recommended that the tree should be removed carefully, to avoid possible harm to any bats that may be present at the time, although considered unlikely, as set out in paragraphs 5.6 – 5.11 of the Ecological Assessment. Therefore, no harm to bats, or the conservation status of the local assemblage is predicted.

Bat Survey Methodology

A dusk emergence fixed point survey was conducted on Tree 1 considered to have low potential to support roosting bats that is proposed for removal. Two surveyors were used to adequately survey the tree with surveyors using bat detectors (Batbox Duet and Pettersson D240x with Edirol recorder). Surveyors were in position 15 minutes before dusk and continued until 1 hour 30 minutes after dusk.

Any bats seen or heard were recorded (including any bats emerging or re-entering into the tree), logging bat species, number of bats, direction of flight and activity. Recordings were analysed using Bat Sound/Analook where required. Survey dates, timings and weather conditions are shown in the **Table 1** below.

Table 1: Survey Dates Timings and Weather Conditions

Survey Date	Survey Type	Sunset/ Sunrise Time	Start Time	Finish Time	Temperature (°C)	Cloud Cover (%)	Wind (Beaufort Scale)	Rain
22/08/2017	Fixed Point	20.07	19.52	21.37	18 - 12.2	80	1	Nil

Reptiles

Chichester District Council officers also asked for further information about reptiles, as a very small area of potential reptile habitat would be removed (see paragraph 3.32 of the Ecological Assessment). Surveys are therefore underway, the methodology of which is set out below. These surveys will not be completed until mid-September, but no reptiles have been recorded during the four surveys conducted to date. As set out at paragraphs 5.13 – 5.14 of the Ecological Assessment, the suitable reptile vegetation would be subject to a destructive search under the supervision of an appropriately skilled Ecologist as a precautionary measure.

Reptile Survey Methodology

The reptile survey method followed standard practice for reptile surveying (Gent and Gibson, 2003; and Froglife, 1999). This involves the use of artificial refuges made of corrugated metal, roofing felt or other suitable materials distributed in areas likely to support reptiles. Artificial refugia warm up faster and retain heat for longer than the surrounding environment. Since reptiles are ectothermic (cold-blooded), the properties of these refugia render them attractive to reptiles, allowing them to bask and thus regulate their body temperatures whilst providing cover and protection from predators.

A total of 80 refugia were dispersed around the site boundary on 11th August 2017, concentrated in areas of suitable habitat. A high density of refugia was used in proportion to the area of suitable habitat, considerably exceeding the rate of 10/ha recommended in some guidelines (Froglife, 1999). Refugia consisted of a mix of heavy gauge roofing sheets not more than 0.5m x 0.5m in size, corrugated bitumen 'Onduline' and corrugated metal sheets. In order to allow reptiles to find the refugia they were left to "bed-in" for eleven days prior to the first survey. Surveys were scheduled to coincide with suitable weather conditions and ambient temperatures. On each occasion, a survey route was chosen based on local micro-climatic conditions and walked slowly and quietly, with the terrain 3–4m ahead carefully examined for openly basking reptiles. Each refuge was lifted and examined for the presence of reptiles beneath.

Survey dates, times and weather conditions are displayed in **Table 2**.

Table 10: Survey Dates, Times and Weather Conditions.

Visit	Date	Time	Temperature (°C)	Cloud (%)	Wind (Beaufort)	Rain
1	22/08/2017	18.00 – 18.45	20 – 18	100	2	Nil
2	25/08/2017	09.30 – 10.15	17.2 – 18.1	80	0	Nil
3	29/08/2017	16.05 – 16.45	24.3 – 24.2	50	0	Nil
4	31/08/2017	11.14 – 12.07	14 – 16	50 - 30	1	Nil
5	To be completed					
6	To be completed					
7	To be completed					

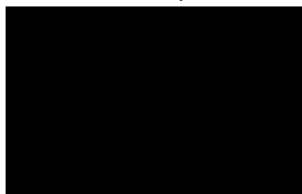
Conclusion

Based on the current ecology survey results it should be possible for development of the site to take place without contravening the nature conservation related legislation and policy set out in **Appendix 1** of the

Ecological Assessment. This can be achieved through sensitive design and incorporation of robust mitigation measures.

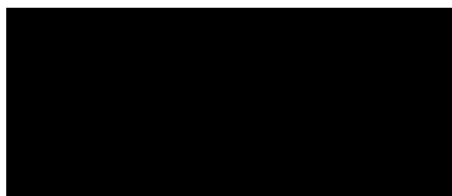
I hope this provides you with the information you require at this stage but please do not hesitate to contact me if you require further information or wish to discuss any of the above with me.

Yours sincerely,



Daniel O'Sullivan BSc (Hons) MRes MCIEEM
Senior Ecologist, EPR Ltd

Approved for Issue by:



Karen Colebourn BSc (Hons) CBiol FCIEEM
Director, EPR Ltd