



Unit 4 Langham Stables, Langham Lane, Lodsworth, West Sussex, GU28 9BU

7th August 2019

Dear Edward,

R.e. Proposed residential development at Bonhams, Hoe Lane, Flansham

I am writing this letter in relation to a re-submission of a planning application for a residential development at Bonhams, Flansham.

A Phase 1 Habitat Survey of Land at Bonhams was carried out in March 2017 by The Ecology Co-op¹. Bat activity and emergence surveys², great crested newt population surveys³ and reptile presence/absence surveys⁴ were subsequently completed in 2017 to form a complete ecological assessment of this site for protected species.

Following a site visit on 31st July 2019, it is confirmed that the Phase 1 Habitat Survey and Phase two surveys conducted of Land at Bonhams, Flansham remain valid as there has been no significant change to the habitats present.

Importantly, the most recent site visit concluded that the majority of the site has continued to be managed consistently as tightly mown amenity grassland across the garden spaces and the species poor grassland across the field has been managed short throughout this time as recommended within the reptile survey report⁴. The area of grassland associated with the small house south of the Bonhams residence has slightly taller vegetation. We would recommend that in addition to mitigation outlined for reptiles and newts (including the instillation of semi-permanent reptile proof fencing around the developments sites boundary, habitat manipulation and hand searches of hibernacula) that the small areas of longer grassland associated with the building to the south are removed through a two phase cut. This can be fully detailed in a separate mitigation statement as recommended in the Phase 2 survey reports. No other changes in habitat across the site were identified during this repeat site visit.

As the habitats upon the site have remained unchanged since the surveys completed in 2017 it is considered highly unlikely that there would be any significant change in bat activity. A common pipistrelle roost was identified emerging from a beech tree located within the garden space of the Bonham residence. It must be assumed that this bat roost is still occupied, since there have been no changes to the site's habitats. This tree is being retained through the development and impacts upon this roost have been accounted for, with a sensitive lighting scheme proposed.

¹ The Ecology Co-op (2017). Preliminary Ecological Appraisal, Phase 1 Habitat Assessment – Land at Bonhams, Hoe Lane, Flansham.

² The Ecology Co-op (2017). Bat Survey Report – Final – Bonhams, Hoe Lane, Flansham, West Sussex, PO22 8NP

³ The Ecology Co-op (2017). Great Crested Newt Presence/Absence Survey and Population Assessment – Bonhams, Hoe Lane, Flansham, West Sussex, PO22 8NP

⁴ The Ecology Co-op (2017). Reptile Presence/Absence Survey Report – Bonhams, Hoe Lane, Flansham, West Sussex, PO22 8NP.

As outlined within the Phase 1 Habitat Survey report¹, a repeat badger check must be undertaken 8 weeks prior to site clearance and construction, and any vegetation clearance or building demolition should be timed outside of the nesting bird season (avoiding 1st March to 31st August) unless a hand search by a suitably qualified ecologist concludes the absence of any active nests.

Finally, a 'Mitigation Statement' to outline species specific mitigation and detailed ecological enhancement measures should be produced.

Should you have any queries, please do not hesitate to get in touch.

Yours faithfully

Sophie Bradfield BSc
Assistant Ecologist