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Planning - <planning@adur-worthing.gov.uk>

AWDM/1003/19

1 message

katbill@talktalk.net <katbill@talktalk.net> 1 July 2019 at 10:40
To: Gary Peck <gary.peck@adur-worthing.gov.uk>, planning@adur-worthing.gov.uk
Cc: lee.cowen@adur.gov.uk, liz.haywood@adur.gov.uk, don.baker@westsussex.gov.uk, Ken Argent <ken.argent@adur-worthing.gov.uk>, ray.drabble@westsussex.gov.uk

Blind copies to residents

4&6 Old Shoreham Road

AWDM/1003/19

Dear Gary,

In respect of the above application (to meet the planning condition 14 to restore the 4 Old Shoreham Road site to the original ground levels to remove the planings/hardcore/unapproved surface water drain), this Network wishes to make the following comments.

Care for Wildlife

It has been brought to the Network's attention by residents whose properties back onto the now approved 4 Old Shoreham Road development site that with the return of wildlife back into the site, a family of red foxes with fox cubs has established itself within that location.

The Red Fox has protection under 1996 Wild Mammals Protection Act. Therefore, should not this work be done under guidance of an ecologist and at a time of year less injurious to such wildlife and not within the next 6 weeks? As is previously documented, there were Eurasion Badger within the site. Have they returned during the two years since the surfacing work took place in 2017?

The 2/3rds of an acre site, despite its hard surface, is now substantially overgrown and undoubtedly other such creatures and maybe invertebrates may have returned to the site. Birds certainly have in the remaining trees. There may even be bats resident in the burnt out building structure.

Ecologist guidance is certainly needed before any work is permitted to be carried out to comply with relevant acts.. Also nesting Birds which there could well be around the edges of the land and in the crevices and rafters of the derelict building are protected under the above 1981 Wildlife And Countryside Act, (as are bats, Adder, Slow Worm, Stag Beetle, Hedgehog, Shrews, Dormice etc).

We welcome your kind comments that this will be alerted to the applicant and that advice and monitoring of the work will be carried out by an ecologist. The last site assessment for biodiversity was carried out in 2014 and the link below gives access to that document.

http://docs.adur-worthing.gov.uk/NorthgatePublicDocs/02005723.pdf

Surface Removal

The above application informs that the surface to be removed is permeable. This is simply not the case as evidenced below..

Attached is a photo taken of flooding in the site after periods of moderate rainfall in December 2017. This surface water did not soak away. To solve the problem an unapproved sump and drain was installed and crudely connected to one of the manhole/inverts which drain surface waters from Grinstead Lane across the site to the east into the 'Doctor's Ditch' and the Lancing Brooks drainage network. You already have this information on file as advised in January 2018.

We welcome your comments particularly in respect of the timing of the work and the safeguarding of the wildlife.

Kindest Regards,

Bill Freeman

Lancing Manor (S.E.)

Residents' Network

Copies to:

Ward Councillors

Adur Technical

WSCC Technical

WSCC Ecologist



19.1.18 pipe pushed into GL culvert manhole through broken wall of invert (3).jpg
1335K

