

19/09/2014

WSCC Ecological Response to...

ADD SAME CONDITIONS AS FOR AL/45/14.

APPLICATION No.: AL/45/14/PL

PROPOSAL: Erection of 3 No. Detached Dwellings (Plots 1-3 and car port serving Plot 4) (Part alternative to AL/69/10 and AL/89/10)

SITE: Land rear of Swan Court Pine Close Westergate PO20 3AE

GRID REF: 493874 104909

There are no ecological objections to the proposed development as presented subject to conditions being imposed upon the permission should the LPA be minded to approve.

Notably, the site has been cleared already; there is no indication of whether or not the resident and protected reptile population was translocated first.

Recommended conditions

Birds

No removal of hedgerows or trees shall be carried out on site between March to August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority. Where vegetation must be cleared during the bird breeding season a check for nesting birds by a suitably qualified ecologist will be required. However, any vegetation containing occupied nests must be retained until the young have fledged. The location details of the compensatory nesting provision to be supplied to the Local Planning Authority for approval prior to their erection.

Reason: In accordance with NPPF 118

Enhancement

Prior to the commencement of development or any preparatory works an ecological enhancement scheme shall be submitted to the LPA for approval; it will pick up all recommendations from the supporting ecological statement and as appropriate. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Reason: In accordance with NPPF 118

Don Baker MCIEEM | Senior Ecologist, Strategic Planning, West Sussex County Council

Location: 1st Floor Northleigh, Tower Street, PO19 1RH

Internal: 26439 | External: +44 (0) 3302 226439 | E-mail: don.baker@westsussex.gov.uk

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