

**App No:** A/11/17/OUT

**Proposal:** Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT). This application is a Departure from the Development Plan.

**Address:** Land south of New Road (A259) & East of Brook Lane Angmering

#### **Water voles**

The water vole surveys (May 2015) have shown that water voles are using the site and surveys would continue through to October 2015 to inform the mitigation strategy.

We require that a full mitigation strategy is submitted to us for approval prior to determination. Though some details have been provided these are very broad, do not reflect the later survey work and do not provide enough site specific detail to satisfy us that this mitigation is suitable. We require that prior to determination a mitigation strategy for water voles is produced and submitted for approval. This strategy will need to include details of the timings of the works, the translocation methodology, details of the translocation site (this will need to be onsite) and the enhancements being made to this area and the details of how the remaining ditch will be protected (buffer of 5m from the bank will be required).

#### **Reptiles**

The May 2015 reptile survey report has shown reptiles are using the site, due to this mitigation is required in the form of fencing, trapping and translocation. Though some details have been provided these are very broad and do not provide enough site specific detail to satisfy us that this mitigation is suitable. We require that prior to determination a mitigation strategy for reptiles is produced and submitted for approval. This strategy will need to include details of the timings of the works, number of trapping days, reptile fencing locations and information on the receptor site and enhancement works.

#### **Great Crested Newts**

Though no Great crested Newts (GCN) were found during the survey work, there is suitable habitat within the surrounding area. As a precaution and to ensure GCN habitat is retained the following precautionary measures must be undertaken;

- An ecological watching brief should be put together for the vegetation removal. Though this can only be done once the reptile mitigation has taken place.
- If a GCN is found all works must stop immediately and Natural England consulted.
- Rubbish / spoil should not be left onsite in suitable GCN habitat areas

#### **Bats**

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and

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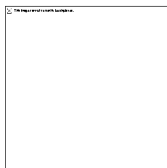
buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. A condition should be used to ensure this takes place.

### **Nesting Birds**

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1<sup>st</sup> March – 1<sup>st</sup> October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

Kind Regards

Liz



**Liz Rogers**  
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Chichester District Council

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