

06/12/2013

WSSC Ecological Response to...

APPLICATION No.: A/134/13/

PROPOSAL: Outline application for demolition of Broadlees and erection of up to 27 x 2 bed age restricted cottages, a 60 bed care home, laundry room, managers cottage and guest suite, and a core care block comprising up to 60 nursing beds with associated car parking - This is a Departure from the Development Plan

SITE: Land at Broadlees Dappers Lane Angmering West Sussex BN16 4EN

GRID REF: 507332 / 104704

cc. Cllr. Deborah Urquhart, WSSC

I have reviewed the Preliminary Ecological Assessment and the subsequent reptile survey; there is no ecological objection to the proposed development subject to the imposition of suitable worded conditions

Recommended Conditions

Breeding birds

No removal of any tree or shrub 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. Any vegetation containing occupied nests will 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 (109 & 118).

Ecological Enhancement Scheme

Prior to submission of the reserved Matters application an Ecological Enhancement Scheme will be produced and submitted in support of the detailed application. The Scheme will detail all habitat and species protection, mitigation and enhancement measures along with all long term management regimes and as described within Section 7 of the Preliminary Ecological Assessment and section 5 of the reptile survey.

Reason: In accordance with NPPF (109 & 118).

Don Baker MCIEEM | Senior Ecologist, Strategic Planning, West Sussex County Council
Location: 1st Floor Northleigh, Tower Street, PO19 1RH

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