

Application No: A/136/20/PL
Site Address: Land North of Mayflower Way Mayflower Way Angmering BN16 4AY
Description of Works: Erection of 24 No. dwellings with garaging & open residential & visitor parking, new access from Mayflower Way, provision of hard & soft landscaping & open space, foul & surface water drainage systems & other works (resubmission following A/46/20/PL). This application is Liable as 20 new dwellings in CIL Zone 2.

Bats

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

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 buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Reptiles

Following the reptile mitigation which took place in 2019 to ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile habitat does not develop onsite (excluding the reptile translocation site in the section of the field north east of the site) If this is not possible then a precautionary approach should be taken within the site with regards to reptiles

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 1st March – 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

Enhancements

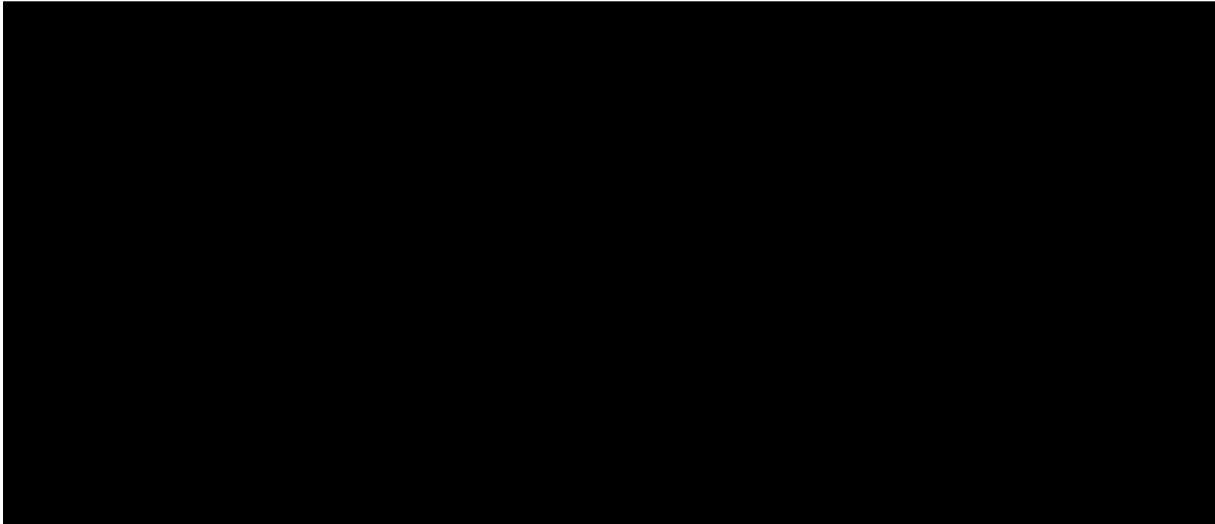
In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. Though some biodiversity enhancements have been recommended within the Preliminary Ecological Appraisal (Aug 2020) further information is required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

- Any trees removed should be replaced at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the property.

- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site

Kind regards

Liz



To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

Application No: A/136/20/PL
Registered: 3rd September 2020
Site Address: Land North of Mayflower Way Mayflower Way Angmering BN16 4AY
Grid Reference: 507408 103302
Description of Works: Erection of 24 No. dwellings with garaging & open residential & visitor parking, new access from Mayflower Way, provision of hard & soft landscaping & open space, foul & surface water drainage systems & other works (resubmission following A/46/20/PL). This application is Liable as 20 new dwellings in CIL Zone 2.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or

Affordable Housing. Off Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for off site infrastructure mitigation schemes. Therefore if this proposal triggers the need for off site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 8th October 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

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Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020

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