

Barratt David Wilson Southern
BDW House
Walnut Tree Close
Guildford
GU1 4SW

Date: 4th February 2021

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/155/20/DOC

Dear Mr Havis,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref A/99/17/OUT relating to Condition Nos 10
- ecological schedule of works and 19 - badger survey.
Land South of Water Lane Angmering

Notification regarding the above application:

Condition Number 10

Prior to the commencement of construction works a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the submitted Preliminary Ecological Appraisal Report. All the approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Schedule of Works shall include but not be restricted to:

- timings for clearance of trees or scrub to avoid impacts on breeding birds;
- two phased cutting of grassland along site boundaries to deter reptiles and amphibians;
- grassland areas managed to benefit reptiles;
- details of compensatory and additional tree planting;
- details of compensatory boundary habitat planting and wildflower meadow planting;
- details and locations of bird, bat and barn owl boxes, and log piles provided on the site;
- a badger survey and measures to minimise the disturbance of badgers.
- boundary features to measure at least 5.0 metre width for the majority of the site to allow for commuting badgers;

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure

measures are in place to protect wildlife and habitats on site prior to any disturbance.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 10 imposed on the outline planning permission A/99/17/OUT: relating to a Schedule of Works based on the recommendations in the Preliminary Ecological Appraisal Report is approved and the condition is hereby discharged.

- Breeding Bird Survey of Land at Water Lane, Angmering, West Sussex, (Ref. JBA 19/283), prepared by James Blake Associates, September 2020.
- Badger Survey of Land at Water Lane, Angmering, West Sussex, (Ref. JBA 19/283), prepared by James Blake Associates, February 2020.
- Reptile Survey of Land at Water Lane, Angmering, West Sussex, (Ref. JBA 19/283), prepared by James Blake Associates, May 2020.
- Ecological Walkover Survey of Land at Water Lane, Angmering, West Sussex, (Ref. JBA 19/283), prepared by James Blake Associates, March 2020 Rev. A.
- Water Vole and Otter Survey of Land at Water Lane, Angmering, West Sussex, (Ref. JBA 19/283), prepared by James Blake Associates, August 2020.
- Ecological Schedule of Works (Ref. JBA 19/283), Rev. B, prepared by James Blake Associates.
- Bat Activity Survey Report of Land at Water Lane, Angmering, West Sussex, on behalf of Barratt Homes Southern Counties, Rev. A November 2020, prepared by James Blake Associates (Ref. JBA 19/283 Angmering).

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning