

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 23 July 2015 14:30
To: Neil Crowther
Subject: RE: A/23/15/OUT - Ecology - RE: Land South of New Road A259 and East of Brook Lane

Afternoon,

Please find below my updated comments for the Brook Lane Site.

Thanks

Liz

APPLICATION NO: A/23/15/OUT

Site Address: Land south of New Road (A259) and East of Brook Lane Angmering N/A

Description of Works: Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022 ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping & works.
Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level
Departure from the Development Plan

Water Voles

As detailed within the Water Vole Survey May 2015, water voles are present on site and will be affected by the road widening and junction works. Mitigation will be required for the works, and some mitigation methods have been proposed within the report for water voles. This includes displacing the water voles and fencing the area to ensure they do not recolonize. We are happy with the approach, however, we require that prior to any displacement works, habitat is created for water voles and links to the main Black Ditch so there is suitable good quality habitat for the water voles to be displaced into.

We recommend that a condition is included asking for the full mitigation strategy for water voles to be submitted for our approval prior to any works commencing onsite.

Reptiles

The reptile survey May 2015 has shown that there is a moderate population of reptiles onsite. Due to this mitigation has been proposed within the survey and we are happy that the proposed mitigation is suitable. The applicant should note that no works can commence until the reptile translocation has taken place.

We recommend that a condition is included asking for the full mitigation strategy for reptiles to be submitted for our approval prior to any works commencing onsite.

Great Crested Newts

No Great Crested Newts were found onsite, though a number of enhancements have been proposed within the Great Crested Newt Survey (May 2015) which we are pleased to see;

- New pond with profiled banks for amphibians
- Planting scheme for damp margins
- Creating suitable terrestrial habitat
- Hibernaculum created near pond.

Kind regards

Liz

Liz Rogers

Environment Officer

Health Protection and Environmental Management

Chichester District Council

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