

App No: A/46/21/OUT
Address: Land at Downs Way/Heathfield Avenue Downs Way East Preston BN16 1AB
Proposal: Outline application with all matters reserved for the erection of a pair of one and a half storey semi-detached dwellings with vehicular access, private amenity space & landscaping

Ecology:

No protected species surveys have been undertaken on the site so we are unable to establish if protected species are present. Prior to determination we require a walkover survey of all the trees on site to determine if there is potential for protected species, including bat roosts in the trees. The survey must be undertaken by a trained ecologist to determine the presence of protected species within the site and the impact a development would have on the surrounding environment. If there is potential for protected species then further surveys would be required. These surveys plus any mitigation strategies required will need to be submitted as part of the planning application prior to determination.

Biodiversity net gain:

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 EIA (Oct 2019) 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