

Application No: A/64/21/PL

Site Address: Former Shrublands Nursery Roundstone Lane Angmering BN16 4AT

Description of Works: Demolition of existing buildings & erection of 40 No. residential dwellings including 12 No. (30%) affordable units & associated landscaping, road layout, parking & provision of Public Open Space. This site is in CIL Zone 2 & is CIL Liable as new dwellings.

Bats:

As detailed within the Preliminary Ecological Appraisal (March 2021) there is potential for bats to be roosting within the property on site (in building B1). Due to this and as recommend within the survey further bat emergence surveys are required to determine if bats are roosting onsite prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for our approval with the planning application. If bats are found to be roosting within the building mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

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.

Additionally, if trees G2, G3 and T4 are to be removed then a precautionary approach should be undertaken and following an inspection by an ecologist prior to works commencing. The felling of these trees should be undertaken during March- April or September-October to avoid maternity and hibernation periods. If a bat is found all works must stop and Natural England consulted.

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.

We require that a bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground.

Great Crested Newts:

As detailed within the Preliminary Ecological Appraisal (March 2021) there is potential for Great Crested Newts to be using the terrestrial habitat onsite. Due to this and as recommend within the survey a further eDNA sampling survey is required on the ponds. The results of these surveys can then be used to create a suitable mitigation strategy and inform a Natural England protected species license if required. We require that these surveys are undertaken and the report and the mitigation strategy submitted with the planning application prior to determination.

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).

A check will also be required for birds' nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

We would like bird boxes to be installed on the new builds / and or trees within the garden of the properties.

Badgers:

There is potential for badger's onsite, due to this and as recommended within the Preliminary Ecological Appraisal (March 2021) we require that badger survey is undertaken and submitted prior to determination. If badgers are recorded onsite then a mitigation strategy will be required and also must be submitted with the application prior to determination.

Reptiles:

Work to the site should be undertaken in accordance with a precautionary working method statement (see section 5, 5.3)

Hedgehogs:

As detailed within the Preliminary Ecological Appraisal (March 2021) precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

Any brush piles, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs and we require that gaps are included at the bottom of the fences to allow movement of small mammals across the site.

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. We are satisfied that the biodiversity enhancements recommended within the Biodiversity Enhancement Plan (Aug 2020) are suitable and should be incorporated into the landscaping scheme. A condition should be used to ensure this takes place.