



Arun District Council
Arun Civic Centre
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Barratt Homes
Tollbar House
Tollbar Way
Hedge End
Sputhampton
SO30 2UH

Your Ref: A/67/15/DOC

Please ask for:

Mrs A Gardner

29 June 2015

Dear Mr D Kennett

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for approval of matters reserved by condition imposed under A/167/14/PL relating to conditions 3, 4, 6, 10, 11, 12, 13, 14, 15, 18, 20, 21, 22 & 23 for schedule of materials, tree protection, prevention of surface water drainage on highway, construction of roads, footways/casual parking areas, Travel Plan, archaeological programme, ecological mitigation report, broadband speed, foul water sewerage disposal, surface water drainage, SUDs system, refuse & recycling bins & decentralised & renewable or low carbon energy source.

Former Pound Nursery Roundstone Lane, Angmering,

Notification regarding the above application:

Condition Number 14

No development or preparatory works to be undertaken until an ecological mitigation report, as outlined in section 7.0 of the supporting Ecological Assessment (July 2012), has been submitted to and approved by the Local Planning Authority; mitigation shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority.

Reason: To safeguard legally protected species, other notable species and notable habitats in accordance with Local Plan policies GEN28 & GEN29, and paragraph 128 of the National Planning Policy Framework.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The following issues need to be addressed before the application can be discharged.

Bats

The foraging surveys which were undertaken were done in the Summer of 2011, making the survey 4 years old. Unfortunately these surveys are out of date, following Natural England's guidance surveys are only valid for 2-3 years due to the likely changes in habitat in extended periods of time.

With regards to this site, there are no buildings onsite which could be used by roosting bats, however there are a number of tree lines which may be used for roosting. If no trees are being removed we are happy that these surveys do not need to be redone, and precautionary measures can be used. The hedgerows and treelines which are used by bats for commuting and foraging will need to be retained and enhanced. This will include having a buffer strip around the hedgerows and tree line (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using

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native hedge species to improve connectivity. If any trees are going to be removed updated bat surveys must be submitted for approval prior to the condition being discharged.

Reptiles

The reptile surveys which were undertaken in May to July 2011, are out of date and as stated above following Natural England's guidance surveys are only valid for 2-3 years. New surveys will need to be undertaken to establish the current reptile population onsite. These surveys need to be done by a suitably qualified ecologist during the suitable survey periods April, May and September. If reptiles are found then a mitigation strategy will need to be written and submitted for approval (prior to the condition being discharged) including details of reptile fencing, translocation methods, the translocation site / enhancements, trapping times and numbers and the timings of the works.

Badgers

The badger survey was undertaken over 3 years ago and as detailed above a new one must be undertaken. If a badger sett is found and works cannot be avoided within the setts location and surrounding area (up to 20m) a badger mitigation strategy will be required and a licence must be obtained from Natural England. Prior to the condition being discharged a new badger survey will need to be submitted for approval.

Nesting Birds

No vegetation clearance can take place during the nesting bird season March to August. In principle this is acceptable, but the time must extend to 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)

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts