

18/07/2013

WSCC Ecological Response to...

APPLICATION No.: A/74/13

PROPOSAL: Proposed distribution warehouse and covered storage, trade counter and associated offices. Upgrading of access road for and improvement of existing junction with the A27. This application is a Departure from the Development Plan and affects a public Right of Way.

SITE: The Vinery, Arundel Road, Poling, Arundel, West Sussex, BN18 9PY

GRID REF: 505210 / 105500

cc. Cllr. Deborah Urquhart, WSCC

There is no ecological objection to the proposed development. The surveys and proposed mitigation is in accordance with national policy and best practice. I would not recommend the imposition of the proposed great crested newt (GCN) condition (Natural England 04/07/2013) as this particular condition would prejudice the European Protected Species Licence (EPSL) application. There is enough GCN information to allow the LPA to make a suitable determination and the proposed 'detailed' mitigation and monitoring will be required to support the EPSL application.

Beyond ensuring that the timing of any vegetation clearance is controlled I also recommend the imposition of a suitable worded condition to secure the detailed planting and sowing plans which seem to be missing from this application. The outline is set out in cbla/TVP/C/001 but the details of what species will be sown or planted is omitted.

Recommended Conditions

Breeding Birds

No removal of trees or shrubs shall be carried out on site between March to August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority. Where vegetation must be cleared during the bird breeding season a check for nesting birds by a suitably qualified ecologist will be required. Any vegetation containing occupied nests will be retained until the young have fledged. The location details of the compensatory nesting provision to be supplied to the Local Planning Authority for approval prior to their erection.

Reason: In the interest of protecting and conserving the ecological quality of the area in accordance NPPF paragraph 118.

Detailed planting scheme.

Prior to the commencement of development or any preparatory work hereby approved, a scheme detailing the proposed landscape planting strategy shall be submitted to the Local Planning Authority to support the detailed application/s.

Reason: In the interest of protecting and conserving the ecological quality of the area in accordance NPPF paragraph 118.

Informative

The applicant is advised that a European Protected Species Licence will be required prior to the start of development or any preparatory works.

Don Baker MCIEEM | Senior Ecologist, Strategic Planning, West Sussex County Council

Location: 1st Floor Northleigh, Tower Street, PO19 1RH



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