

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 05 October 2020 09:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/76/20/PL - Dappers Lane, Angmering

Please upload onto Ocella the email trail below from the **ADC Ecological Advisor** regarding the draft ecology condition for **A/76/20/PL**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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From: Liz Annalls [REDACTED]
Sent: 05 October 2020 09:31
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: A/76/20/PL - Dappers Lane, Angmering

Morning,

Following the email below, as I said in my previous email earlier I am happy with the condition you have recommended and it helps ensure we have an accurate timeline of what will take place across the site with regards to ecology. This site has a lot of species which need to be considered and factored in so it would be beneficial for this to be updated prior to works starting onsite. I do not have time to be putting together a draft schedule of works for them as this would be a fairly complex piece of work, and actually something there ecologist should be doing (not the local planning authority) and would be familiar with. I recommend that they direct this to their ecologist.

Many Thanks

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

<http://www.chichester.gov.uk>



From: Jackson, Laura [REDACTED]
Sent: 02 October 2020 11:34
To: Liz Annalls
Cc: 'Michael Eastham'
Subject: RE: A/76/20/PL - Dappers Lane, Angmering

Hello Liz

Just to add our thoughts on the condition. We are querying whether it is necessary as section 3 of the ecological enhancement plan provides the timetable and the various details, which I believe is the same as the schedule being required. I believe the EEP is effectively the schedule of works that this condition requires.

I don't mean to be difficult but I want to make sure that conditions aren't just requiring a duplication of information being submitted and that they are clear as to what information is required over what has already been provided.

So if the condition is required can you provide a draft template for the 'Schedule of Works' and be clear what additional information is required over what is contained in the EEP.

Thanks
Laura

Laura Jackson
Planning Manager

Land & Technical Department

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 02 October 2020 11:22

To: Liz Annalls [REDACTED]

Cc: Jackson, Laura [REDACTED]

Subject: A/76/20/PL - Dappers Lane, Angmering

Hi Liz,

Would you be happy with the following condition being imposed on planning application **A/76/20/PL – Dappers Lane, Angmering**?

Prior to the commencement of construction works a Schedule of Works shall be submitted to the Local Planning Authority for approval and will be based on the recommendations within the supporting Ecological Appraisal, September 2017, Preliminary Ecological Appraisal, December 2019, the Great Crested newts eDNA Results letter, June 2017, the Dormouse Mitigation Strategy, June 2020 and the Biodiversity Enhancement Plan, August 2020. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Schedule of Works shall include but not be restricted to:

- Timings for clearance of trees or scrub to avoid impacts on breeding birds and dormice;*
- Clearance of dense scrub / hedgerow / tall grassland to be overseen by a licensed great crested newt ecologist. The clearance of vegetation should be undertaken during the period when amphibians are active, from March to October inclusive;*
- Grassland areas should be managed to benefit reptiles;*
- Details of the wildflower meadow;*
- Details of the pond creation (i.e. the attenuation basin);*
- Details of compensatory and additional tree planting;*
- Details of compensatory boundary habitat planting and wildflower meadow planting on-site;*
- Details and locations of bird, bat, dormice, barn owl and hedgehog nesting boxes, and log piles provided on the site;*
- Bat bricks / tiles are integrated into the buildings on site facing south/south westerly positioned 3-5 metres above ground;*
- Implementation and retention of a dormouse mitigation buffer along the northern and western boundaries of the site as identified on Figure 3 Rev. A: "Mitigation and Enhancement Plan" in the Dormouse Mitigation Strategy, 29th June 2020;*
- Post development habitat management and dormouse population monitoring will include maintaining hedgerows and planting;*
- Measures to minimise the disturbance of badgers;*
- Boundary features to measure at least 5.0 metre width for the majority of the site to allow for commuting badgers;*
- The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced;*
- 5.0 metre' wide buffer strip around the hedgerows for the bats;*
- Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required;*
- Filling any gaps in tree lines or hedgerows with native species;*
- Gaps are included at the bottom of the fences to allow movement of small mammals across the site.*

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-construction condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,
Planning Department



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