07/04/2020
WSCC Ecological Response to…

APPLICATION No.: **AWDM/0260/20**

PROPOSAL: Approval of Details Reserved by Conditions 8 (Drainage calculations), 9 (Phasing Plan), 10 (Surface Water Disposal), 11 (Protection of public water apparatus), 12 (Partial - Construction Management Plan), 13 (Land levels), 14 (EMMP), 15 (Pumping Station), 16 (Partial - Construction Environmental Management Statement), 17 (Buffer zone alongside all ditches), 18 (Detailed Watercourse Plan), 19 (Ditch network), 21 (Partial - Schedule of Materials) and 24 (Archaeological Mitigation Strategy) of previously approved AWDM/0961/17.

SITE: **Land East Of Shadwells Road At Mash Barn Estate Mash Barn Lane Lancing West Sussex**

Summary conclusion:
There is no ecological objection to the requested discharge of Conditions 14, 15 & 16

Condition 14
No Phase of the development shall commence until an Ecological Mitigation and Management Plan (EMMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall incorporate the recommendations of Chapter 11 of the Environmental Statement dated June 2016 and its appendices, and Chapter 11 of the Further Information to the Environmental Statement dated December 2017 and its appendices.

Primary documents submitted in support of discharge:
Ecology Partnership | Feb 2020 | Land at New Monks Farm – Airport Land Drainage Scheme Ecological Mitigation and Management Plan (EMMP) - Condition 14

Ecology Partnership | Feb 2020 | Ecological Mitigation and Management Plan (EMMP) Land East of Shadwells Road At Mash Barn Estate, Mash Barn Lane, Lancing (New Monks Farm Development)

Surveys are described and where relevant details of update surveys required prior to works. Enhancements and further enhancements are described along with relevant landscape specifications. The proposed mitigation is acceptable. A description of the construction worker induction has been provided. Overall the document appears compliant with condition 14.

No objection to the discharge of Condition 14

Condition 15
No development of the pumping station or associated works below mean high water mark approved by this permission shall take place until a scheme for the provision and management of at least 840m2 compensatory intertidal habitat creation, in accordance with Flood Risk Assessment (FRA) Addendum ((CEP v1.3, dated December 2017) and drawing ref. 6-301, has been submitted to and agreed, in writing, by the local planning authority. The scheme shall include:

- Scaled plans showing the exact areas of intertidal habitat lost and gained
- Methods for implementing and maintaining the compensatory habitat, including how any environmental risks will be mitigated
- Timings

Thereafter the development shall be implemented in accordance with the approved scheme.

Primary document submitted in support of discharge:
Ecology Partnership | March 2020 | Land East of Shadwells Road development West Sussex (New Monks Farm) – Airport Land Drainage Scheme – Condition 15 Adur Esturary [sic] Tidal Wall Mitigation Scheme.

Scaled plans have been provided detailing the location and extent of the proposed mitigation (loss and gain). Risks to establishment have been identified and a programme for monitoring and remediation described. All timings presented are acceptable. Overall programme is complete, comprehensive and compliant with Condition 15 as written.

No objection to the discharge of Condition 15

Condition 16
No Phase of the development shall commence until a Construction Environmental Management Plan for that Phase in accordance with the approach outlined in the Environmental Statement, has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Such a scheme shall include details of the following:

- The timing of the works
- The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution).
- A map or plan showing areas designated for oil storage, washing down concrete/ cement, etc.
- A map or plan showing habitat areas to be specifically protected during the works.
- Any necessary pollution protection methods.
- Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrates they are qualified for the activity they are undertaking.

The works shall be carried out in accordance with the approved method statement approved for the relevant Phase.

Primary documents submitted in support of discharge:

Adenstar Group | Jan 2019/Jan 2020 | Environmental Management System | Construction Environmental Management Plan (CEMP) Rev – 004 C508 - New Monks Farm Old Shoreham Road, Lancing, West Sussex, BN15 0QZ

Ecology Partnership | Dec 2019 | Construction Environmental Management Plan (Biodiversity) – Wider Site - Land East of Shadwells
Road At Mash Barn Estate, Mash Barn Lane, Lancing (New Monks Farm Development)

The ecology Partnership has produced an addendum to the main CEMP. The document addresses the activities of site workers, timing of works, potential risks on site as they relate to habitats, protected species, invasive plants and pollution. Key sensitive receptors are mapped. Overall the CEMP appears complete, comprehensive and compliant with Condition 16 as written.

No objection to the discharge of Condition 16

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