

23rd September 2022

Jessica Riches
Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
BN17 5LF

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Arun District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: AL/31/22/PL

Location: Aldingbourne: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU

Proposal: Demolition of existing building and erection of 4 no. houses with associated access, landscaping, parking and associated works. This site falls within Strategic Site SD5, CIL Zone 1 (zero rated).

Dear Jessica,

Thank you for consulting Place Services on the above application.

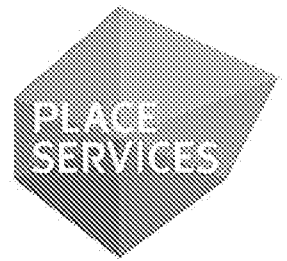
No objection subject to securing biodiversity mitigation and enhancement measures

Summary

We have reviewed the Ecological Impact Assessment Report (Lizard Landscape Design and Ecology, September 2021), Shadow Appropriate Assessment (Lizard Landscape Design and Ecology, September 2021), Sustainability & Biodiversity Enhancement Plan (Smith Simmons & Partners, September 2022), Magic Maps (<https://magic.defra.gov.uk/>) and aerial photography, relating to the likely impacts of development on designated sites, protected & Priority species & habitats and identification of proportionate mitigation.

We are generally satisfied that there is sufficient ecological information available for determination of this application.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.



The reviewed ecological document identified the site is within the Zone of Influence for the Habitats site Singleton and Cocking Tunnels SAC as identified in the Sussex bat SAC Planning and Landscape scale Enhancement Protocol. The completed Shadow Appropriate Assessment (Lizard Landscape Design and Ecology, September 2021) concluded the following *"It is considered that there would not be an adverse effect on the integrity of any European Designated Sites when the development scheme proposals are considered either alone or in combination with the extended development area with reference to the test at Regulation 63(1) of the Habitats Regulations"* and *"the development scheme would be considered acceptable subject to securing the mitigation and avoidance measures proposed"*. Therefore, we are satisfied that enough consideration has been given to Habitats sites and, with mitigation secured, that there would not be any adverse effect on the integrity of such sites from the proposed development.

The mitigation measures identified in the Ecological Impact Assessment Report (Lizard Landscape Design and Ecology, September 2021), should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly bats, nesting birds and Hedgehogs.

It is recommended that the details of how the hedgerow, which contained a single Dormouse tube (section 4.3.8) will be safeguarded during the works, this should be outlined within a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) and secured by a condition of any consent.

We have reviewed the Ecological Impact Assessment Report (Lizard Landscape Design and Ecology, September 2021) and Sustainability & Biodiversity Enhancement Plan (Smith Simmons & Partners, September 2022). We support the proposed reasonable biodiversity enhancements, which have been recommended to secure net gains for biodiversity within these documents, as outlined under Paragraph 174d of the National Planning Policy Framework (2021). The reasonable biodiversity enhancement measures should be implemented in full, as per the provided plans.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

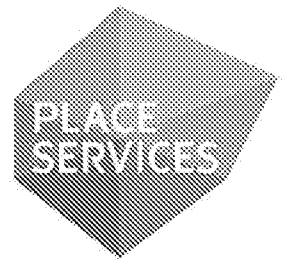
Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013.

We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment Report (Lizard Landscape Design and Ecology, September 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.



This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

"A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*
- i) Containment, control and removal of any Invasive non-native species present on site*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

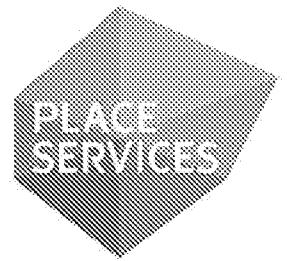
Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

3. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*



- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the enhancement measures;*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.”

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Please contact us with any queries.

Hayley Dean MSc BSc (Hons)

A current Qualifying member of CIEEM
Ecological Consultant



Place Services provide ecological advice on behalf of Arun District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.