



29th June 2022

Katie Sharp
Arun District Council

By email only

Thank you for requesting advice on this discharge of condition 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: A/114/22/DOC
Location: West End Cottage Roundstone Lane Angmering BN16 4AX
Proposal: Approval of details reserved by condition imposed under ref A/144/15/PL relating to Condition No 15 - ecological enhancement scheme

Dear Katie,

Thank you for consulting Place Services on the above discharge of condition application.

Conditions

Condition 15 requires:

"Prior to the commencement of construction works on each phase of the development of any preparatory works a detailed ecological enhancement scheme (which shall include the installation of bat boxes throughout the site) shall be submitted to the LPA for approval and will be based on the recommendations within the supporting ecological statement and as appropriate. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

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 GEN23 and GEN29 of the Arun District Local Plan (2003)."

Summary

We have reviewed the Ecology Comments and Management Plan (Ethos, May 2022), submitted to meet the requirements of Condition 15.

Although we support enhancements, implementation, and aftercare strategies of two hedgehog homes, three insect hotels, log piles, a meadow grassland, woodland planting, and EL1 mixture for amenity grassland areas, we are not satisfied that the Ecology Comments and Management Plan (Ethos, May 2022) includes the detail required by this Condition. Although the requirements for condition 15 states that *"shall include the installation of bat boxes throughout the site"*, no reference to the installation of bat boxes has been made within the Ecology Comments and Management Plan (Ethos, May 2022). Therefore, confirmation of the installation of an appropriate number of bat boxes,



along with further technical information (product details) and appropriate locations, should be submitted in an updated map/plan. In addition, we also need to see the species composition/list for the screen and woodland planting.

Furthermore, within the Ecology Comments and Management Plan (Ethos, May 2022), the map “Figure 1. Management and ecological enchantment measure” does not clearly show any of the proposed enhancements. Therefore, the updated map/plan should also clearly demonstrate the appropriate locations of all enhancements proposed.

Recommendation

We are unable to recommend the discharge of Condition 15, until further information, as per our comments above, are submitted.

Please contact us with any queries.

Yours sincerely,

Joe Allsop MSc BSc (Hons)

A current Qualifying member of CIEEM

Assistant Ecological Consultant

Place Services at Essex County Council



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.