



06 June 2022

Agi Davey
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.

Dear Agi

Application: CM/27/22/DOC
Location: Bairds Farm Shop Garden Centre Crookthorn Lane Climping BN17 5SN
Proposal: Approval of details reserved by condition imposed under CM/16/18/PL relating to conditions 6-landscape scheme, 7-Travel Plan and 11-external lighting.

Thank you for consulting Place Services on the above application relating to Conditions 6 and 11.

Recommended Refusal	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Conditions 6 and 11	Yes

Summary

Condition 6 requires:

Notwithstanding the submitted Landscape Strategy, no development above damp proof course (DPC) level shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and all boundary treatments. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

We are satisfied that the submitted information includes the detail required by Condition 6 as shown in the Soft Landscape Proposals Drawing No. PR123559-11 (ACD Environmental Ltd., December 2021).



Condition 11 requires:

No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 but also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. Only the approved lighting shall be installed on the site and such lighting shall thereafter be maintained in accordance with the approved details.

We are satisfied that the submitted information includes the detail required by Condition 11 as shown in the External Works Layout Drawing Number 800 Revision P1 (Monitor Systems, November 2021) and the External Lux Plot (Monitor Systems, November 2021). We note that the lux levels around the south and west boundaries of the development are generally within the range 1-1.5 lux which is below the level which would impact on nocturnal wildlife, including bats. The lighting scheme has therefore been designed appropriately for biodiversity.

Recommendation

Subject to implementation in full, we recommend discharge of Conditions 6 and 11.

Please contact us with any queries.

Yours sincerely

Gen Broad MCIEEM MSc BSc (Hons)

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.