



24 May 2022

Katie Sharp
Arun District Council

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: FP/76/22/DOC
Location: Land North of Felpham Felpham
Proposal: Approval of details reserved by condition imposed under FP/248/20/PL relating to conditions 8-levels, 12-surface water drainage, 13-discharge flows to watercourses, 14-maintenance and management of surface water drainage system and 21-Landscape and Ecological Management Plan.

Dear Katie,

Thank you for consulting Place Services on the above discharge of condition application, our comments only relate to condition 21 Landscape and Ecological Management Plan

No ecological objections	
Recommended full or part discharge of conditions	
Further information required to meet the requirements of listed conditions	x

Conditions

21 Prior to the commencement of construction works a Landscape and Ecological Management Plan (LEMP) shall be submitted to the Local Planning Authority for approval in writing. All approved details shall then be implemented in full and in accordance with the agreed timings and details. The LEMP should look to include matters such as the following: - Any trees removed should be replace at a ratio of 2:1; - Wildflower meadow planting used; - Filling any gaps in tree lines or hedgerows with native species; - Bat and bird boxes installed on the site; - Grassland areas managed to benefit reptiles; - Log piles on-site; - Two hedgehog nesting boxes included on 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 Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan and the National Planning Policy Framework. 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.



Summary

We have reviewed the Hard and Soft Landscape Proposals – Rev C (ACD Environmental Ltd, April 2021), the Soft Landscape Specification (ACD Environmental Ltd, April 2021) and the Landscape Management and Maintenance Plan (ACD Environmental Ltd, April 2021), submitted to meet the requirements of condition 21.

We generally support the submitted documents in terms of the planting specification, schedule and management outlined within the submitted documents. We are also satisfied that the grassland areas will be managed to benefit reptile species. However, we require following further clarification and additional information to meet the requirements of condition 21:

- It is recommended that an updated Soft Landscape Specification should be provided to outline whether trees have been replaced at ratio of 2:1
- The provision of bat and bird boxes should be outlined within the site. This should preferably include the product details, locations, heights and orientations of these features, to allow the LPA to confirm that the features will be installed appropriately.
- The locations of log piles should be outlined within the site. This should preferably include the detailed designs of these features, which should be a minimum of 2m x 2m and located in areas which receive significant sunlight.
- The locations of two hedgehog nesting boxes included on the site. These should be located in secluded areas on the boundary of the development, preferably areas of dense vegetation.

Recommendation

We are unable to recommend the discharge of Condition 21 and recommend that further information is required to meet the requirements of this condition.

Please contact us with any queries.

Yours sincerely

Hamish Jackson ACIEEM 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.