



## F/15/24/RES - RM1N - Ecology

From Gardiner Hanson [REDACTED]

Date Tue 16/09/2025 14:23

To Jessica Riches <Jessica.Riches@arun.gov.uk>

1 attachment (6 MB)

20250915 - UES EPEP - RM1 - Land off Ford Airfield, Ford\_v10.pdf;

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Hi Jess,

As requested and in response to your queries below, please find attached the updated RM1N Ecological Protection and Enhancement Plan.

RM4S will follow under separate cover.

Kind regards,

Gardiner Hanson  
Technical Director (Planning)



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**From:** Jessica Riches <Jessica.Riches@arun.gov.uk>

**Date:** Tuesday, 19 August 2025 at 16:49

**To:** Gardiner Hanson [REDACTED]

**Subject:** RE: F/15/24/RES - RM1N - Ecology

Hi Gardiner,

Can you please update the entire EPEP? That way I can condition it easily and without needing to reference lots of random bits!

Thanks.

**Jessica Riches** (She / Her)  
**Principal Planning Officer**  
Strategic Development Team, Planning

**T:** 01903 737852

**E:** [jessica.riches@arun.gov.uk](mailto:jessica.riches@arun.gov.uk)

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### Our priorities...



**From:** Gardiner Hanso [REDACTED] >  
**Sent:** 19 August 2025 16:39  
**To:** Jessica Riches <Jessica.Riches@arun.gov.uk>  
**Cc:** Harvey Wingfield [REDACTED]; Jonathan Best <Jonathan.Best@arun.gov.uk>  
**Subject:** Re: F/15/24/RES - RM1N - Ecology

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Thanks Jess,

I'll ping onto our Ecologist for review/comment.

Just to be clear, do you want updated EPEP reports to cover these, or would a simple technical note detailing the below with an updated appended plan be acceptable and/or preferred?

Kind regards,

Gardiner Hanson  
Technical Director  
Planning



**From:** Jessica Riches <Jessica.Riches@arun.gov.uk>  
**Date:** Tuesday, 19 August 2025 at 16:24  
**To:** Gardiner Hanson [REDACTED] >  
**Cc:** Harvey Wingfield [REDACTED]; Jonathan Best

<Jonathan.Best@arun.gov.uk>

**Subject:** F/15/24/RES - RM1N - Ecology

Hi Gardiner,

Further to my email on IRM regarding ecology, please see the below queries that need addressing for RM1N - F/15/24/RES.

Condition 17 of the outline permission requires details prior to the commencement of the development in relation to the ecological provisions, such as bat boxes, bird boxes and hibernacula. To date, this has not been approved, however the RM submission states the following will be provided:

146 integrated bat boxes

156 integrated bird boxes

15 bee bricks

Hedgehog highways

Condition 18 of the outline permission requires that details are provided on the **location** and **timelines** as part of the reserved matters application. The below is the summary of compliance with this condition:

- The plan does not distinguish between which houses will have a Vivaro Pro build-in Woodstone box or a Manthorpe Ridge Roost.
  - The Ecologist has advised that a minimum of 80% of the bat boxes should be the Vivaro Pro Build In Woodstone bat boxes
- In addition, the plan does not distinguish between the Vivaro Pro Woodstone Swift box or the Vivaro Pro Woodstone house Martin next box.
  - The Ecologist has advised that a minimum of 85% of the bird boxes should be the swift boxes.
- The locations proposed for the bat boxes do not appear to cover the existing Arun Way, which is likely to be used as a commuting route and valuable for bats. Therefore, I have highlighted in pink where you could relocate the boxes from to line the southern elevations of the dwellings along Arun Way and provide a better placement on the south of these dwellings.



- Delivery timing for the above is not provided in the ecology report for RM1N, therefore I've suggested the following table which should be included in the ecology report for conditioning:

| Mitigation type                        | Quantum       | Delivery trigger  |
|--|---------------|---|
| <b>Infrastructure Reserved Matters</b> |               |   |
| Bat Boxes                              | 146           | Prior to completion of each dwelling, and no occupations should occur until this is in place. |
| Bird Boxes                             | 156           | Prior to completion of each dwelling, and no occupations should occur until this is in place. |
| Bee bricks                             | 10            | Prior to completion of each dwelling, and no occupations should occur until this is in place. |
| Hedgehog Highways                      | None provided | Prior to completion of each dwelling, and no occupations should occur until this is in place. |

Thanks,

**Jessica Riches** (She / Her)  
**Principal Planning Officer**  
 Strategic Development Team, Planning

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 E: [jessica.riches@arun.gov.uk](mailto:jessica.riches@arun.gov.uk)

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### Our priorities...



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