



16 June 2022

Anita Gardner
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 Anita

Application: F/5/22/DOC
Location: Wicks Farm Ford Lane Ford BN18 0DF
Proposal: Approval of details reserved by condition imposed under F/7/21/PL relating to conditions 3-surface water drainage scheme, 4-discharge of flows to watercourses, 5-maintenance and management of surface water drainage, 6-landscape screening scheme, 7-contamination and 9-ecological enhancements.

Thank you for consulting Place Services on the above application. This ecology response relates only to Condition 9.

Recommended Refusal	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of Condition 9	Yes

Summary

Condition 9 requires:

Prior to the use commencing ecological enhancements shall be made to the scheme in accordance with details to be submitted to and approved by the Local Planning Authority, which shall include the following

- Retention of the boundary treelines and hedgerows and enhancement to improve existing green links with the wider landscapes and increase connectivity. This should include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity.*
- If any of the boundary line must be removed (for access) then 'hop over' points must be provided to reduce the gap created in the boundary line so bats and birds can still cross. Any gaps should also be filled in using native hedge species to improve connectivity.*



- *Position and design of a bat box to be installed on the trees onsite facing south/south westerly positioned 3-5m above ground.*
- *Position and design of a bird box to be installed on a tree on the site.*
- *Creation of log piles and banks around the reservoir for basking reptiles.*

Reason: In the interests of amenity and of the environment of the development in accordance with policy ENV DM5 of Arun Local Plan and policy ENH6 of Ford Neighbourhood Plan.

We are satisfied that the submitted information includes the detail required by Condition 9 in Covering Letter (John Hall Consulting Ltd, May 2022), Proposed Site Layout Plan Drwg No. 03 (June 2022), Ag Invest Bird Box (June 2022) and Ag Invest Bat Box (June 2022).

Recommendation

Subject to implementation in full of the above documents, we recommend discharge of Condition 9.

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.