

Breezie Allwright

From: Amber Willard
Sent: 19 November 2025 08:44
To: Planning.Responses
Subject: FW: WA/90/25
Attachments: Ag Invest - Lower Farm - Phase Two (NEW) - ADC - DOC 16 - 19 - BNG - CEMP (2) - 14th November 2025.pdf; Ag Invest - Lower Farm - Phase Two (NEW) - ADC - DOC 16 - 19 - BNG - HMMP (2) - 14th November 2025.pdf; lower farm.docx

Please upload as sub plans for WA/90/25/DOC.

I attach an action sheet.

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Department

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From: John Hall <[REDACTED]>
Sent: 14 November 2025 14:58
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: FW: WA/90/25 AND WA/89/25

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Hello Amber,

Further to my earlier email concerning your request for further information concerning the BNG plans/reports for Lower Farm; please see the attached amended documents from The Ecology Partnership.

Many thanks, John.

John Hall MBA, MCIHort

Director

John Hall Consulting Ltd.

Grow Partners



www.growpartners.co.uk



From: John Hall

Sent: 12 November 2025 10:01

To: Amber Willard <amber.willard@arun.gov.uk>

Cc: David Moore <[REDACTED]>; Rebecca Beveridge [REDACTED]

Subject: FW: WA/90/25 AND WA/89/25

Good morning, Amber,

Thanks very much for your email this morning concerning the DOC for Lower Farm, Walberton. Please see my comments in red below.

Many thanks, John.

John Hall MBA, MCIHort

Director

John Hall Consulting Ltd.

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From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 12 November 2025 09:13

To: John Hall <[REDACTED]>

Subject: WA/90/25 AND WA/89/25

Dear Mr Hall

Thanks

Archaeology (WA/90/25/DOC)

The report you sent over says

'This report documents the results of the Phase 3 programme of post-determination archaeological site works, which was undertaken in accordance with a Written Scheme of Investigation prepared by DAS. This document was submitted to and approved by Mr. James Kenny, Archaeology Officer of Chichester District Council, (in his capacity as archaeological advisor on planning issues to Arun District Council, the Local Planning Authority (LPA)), prior to the commencement of the on-site works.'

It notes the works were undertaken in accordance with the written scheme of investigation (WSI). I don't believe the WSI has been provided however I have received a copy from the James Kenny, the archaeology officer who is happy this is acceptable. As I don't believe you have submitted this document, please can you confirm you are happy for me to upload the WSI above as this is the document that is specified in the condition that needs discharging.

I didn't want to upload something, and you question where it has come from.

No problem. Please upload both the WSI document that you received from James Kenny and the Final Archaeological Report that I sent to you yesterday.

Drainage (WA/89/25/DOC)

I have also received comments from the LLFA with regards to drainage which I attach above. They state they are happy although only for a partial discharge as the plans state preliminary and there is insufficient information. I don't really want to part discharge it as at this point it would be difficult to determine what you could commence and what you couldn't. I will see if I can find any further information of what they specifically require. I know you had contact with the LLFA previously (Mat Jackson) during the application, if you are able to discuss with them what they require for a full discharge, that would be helpful.

Condition 5 requires "Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. I would advise this one is withdrawn as it is not required until after the drainage scheme has been constructed whereby you would then provide a report with photos etc to show that it has been constructed in accordance with the plans that will be approved.

Happy to withdraw DOC#5 until the drainage work is complete.

As stated earlier, we have appointed Alistair Aitken @ Fortridge, an independent drainage surveyor, to produce a full report covering all aspects of drainage when the project is complete.

ECOLOGY (WA/90/25/PL)

I have also had comments back. He notes *Clarification on the monitoring schedule and the timings of the works are required before I can recommend discharge of conditions 16 and 17.*

Condition 16- BNG monitoring – fine to be approved.

Excellent!

Condition 17 – CEMP plan

'The plan states timings of clearance works are indicated in Appendix 1. I could see no timings set out in appendix 1. It is important to remove vegetation when reptiles are active (April to October). and not hibernating. The same applies for hedgehogs.'

- Please you able to add a section to the document or amend appendix 1 to include timings and I can get this reviewed again.

I'll amend DOC#17 – The Construction Environment Management Plan to include the timings that you mention.

Condition 19 - statutory Biodiversity Net Gain Plan.

The BNG plan-30-year monitoring states monitoring will be carried out in the 1st year then year 5 and every 5 years thereafter.

In line with best practice, we require monitoring in years 1, 2, 3, 4 and 5 then every 5 years thereafter until year 30. Monitoring reports should be submitted to Arun DC in the identified reporting years.

- Please are you able to amend the plan to revise the monitoring schedule and I'll get it reviewed again.

DOC#19 – BNG Plan – I'll get our Ecologists to amend the plan accordingly and get it back to you.

Hopefully this all makes sense.

Thanks

Amber Willard MRTPI

Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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