

3<sup>rd</sup> May 2022

Steve Davies  
Arun District Council

By email only

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*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.*

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Dear Steve

**Application:** Y/45/22/DOC  
**Location:** Land East of Drove Lane Yapton BN18 0EB  
**Proposal:** Approval of details reserved by condition imposed under Y/49/21/RES relating to conditions 2-biodiversity net gain and 6-proposed entrance feature.

Thank you for consulting Place Services on the above application relating to Condition 2.

|                                                     |     |
|-----------------------------------------------------|-----|
| Recommended Refusal                                 |     |
| No ecological objections                            |     |
| Recommended Approval subject to attached conditions |     |
| Recommended Discharge of condition                  | Yes |

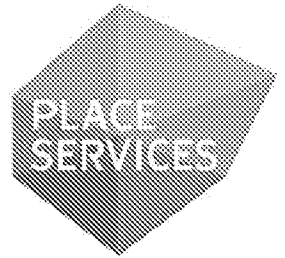
### Summary

Condition 2 requires:

*No development above damp proof course (DPC) level shall take place unless and until full details of the biodiversity enhancements referred to in the submitted Biodiversity Net Gain Statement (ref JBA 19/291 ECO02 AC, 18/08/20) have been submitted to and approved in writing by the Local Planning Authority. These shall include the various bird/bat nesting opportunities and log piles referred to on the Appendix 1 plan and also the location of hedgehog gaps in fences within the site. The approved details shall be implemented in full and permanently retained in good working condition thereafter.*

Reason: To promote and ensure biodiversity enhancement in accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

We are satisfied that the submitted information includes the detail required by pre-commencement condition 2 as shown in the Ecological Enhancement Strategy (James Blake Associates, December 2021).



**Recommendation**

Subject to implementation in full, we recommend discharge of Condition 2.

Please contact me with any queries.

Yours sincerely

**Sue Hooton 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.