

Lovell Partnership
Suite B
Broadmede House
Farnham Business Park
Farnham
GU9 8QT

Date: 31st July 2026

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: AL/34/26/DOC

Dear Mr Bayley,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition under AL/107/21/PL relating to conditions 22- Piling and 37- Biodiversity Enhancement Strategy.

Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Notification regarding the above application:

Condition Number 37

Prior to any works above slab level a Biodiversity Enhancement Strategy (in accordance with the Ecological Impact Assessment (October 2021)) for protected and priority species shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) Detailed designs to achieve stated objectives;
- c) Locations, orientations and heights of proposed enhancement measures by appropriate maps and plans;
- d) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) Persons responsible for implementing the enhancement measures;
- f) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved timings and details and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species). 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

national guidance and Policy ENV SP1 and ENV DM5 of the Arun Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The documentation submitted by the applicant has been reviewed by officer's and has been the subject to consultation Council's Ecologist who raises no objection to the discharge of the condition. Therefore, on the basis of the information submitted it is recommended that the condition is discharged insofar as it relates to the following documents:

- Biodiversity Enhancement Strategy (BES) - 01.234.011.01_Woodgate Centre_BES - 18 November 2025.
- Hedgehog Highway Locations - K480070-LVL-XX-XX-W-1005 Rev A.
- Technical Policy - Future Homes Hub "Homes for Nature" Commitment.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning