

Arun District Council
Planning Department
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

22nd October 2019

Dear Mrs Gardner

**DISCHARGE OF PLANNING CONDITION NO.11 (ECOLOGY) IN RELATION TO:
PLANNING APPLICATION – A/131/16/OUT
OUTLINE PLANNING APPLICATION FOR 9 DWELLINGS
LAND BETWEEN NEW PLACE BUNGALOW & ARUNDEL ROAD, ANGMERING BN16 4ET**

I refer to the above Outline planning application, which was approved via Arun District Council decision notice dated 21st December 2016.

A subsequent application to remove a planning obligation relating to Affordable Housing Provisions in the Section 106 agreement, was approved on 10th January 2018. Lastly, a Reserved Matters application was approved on 4th October 2018 (ADC reference A/85/18/RES).

The site has now been purchased by my clients, GD Group, who wish to proceed with the construction of the approved houses immediately.

We now submit a formal application seeking to discharge the ecology pre-commencement planning condition (No.11), which relates to this development.

For clarity, Condition No.11 of A/131/16/OUT states:

“No development including site access, demolition or associated construction activities, shall take place on the site unless and until a 'Mitigation Statement' that details all of the protection measures for reptiles and other wildlife on the site at Arundel Road has been submitted to and approved by the Local Planning Authority. This should include;

- The mitigation measures proposed in 'Phase 1 Habitat and Ecology Assessment and Phase 2 bat and reptile surveys - dated 14th September 2015'*
- The placement of 5 no. nesting opportunities for birds (species such as swallows, swifts & housemartins)*
- The placement of 2 no. amphibian/reptile tunnels*



- *The provision of a bee bank which should be constructed using sand, a tiny amount of concrete and a small amount of small stones/aggregate/pebbles, the rough dimensions should be 10m (L) x 2m (W) x 1m (H) and it should be south facing to catch maximum sun.*

Reason: In accordance with Arun District Local Plan policy GEN29 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition to prevent damage/harm to the ecology of the site."

In order to satisfy the requirements of this condition, our client has instructed expert ecology consultants Bakerwell to prepare the required Ecological Mitigation Strategy. This includes management and monitoring measures, and a copy is included with this submission.

As indicated above, our client intends to proceed with construction works immediately. In order to achieve this, they are preparing and submitting details in respect of all the pre-commencement conditions relating to the above approved development.

Importantly, the ecology condition needs to be discharged urgently in order to allow the required ecology site works to be undertaken during the current season. Please note, failure to do this could delay the project by up to 6 months.

Bakerwell have had direct discussions with Liz Annalls, the Chichester District ecologist, who we understand you will now consult with directly in order to receive confirmation that the submitted details are satisfactory to discharge Condition 11.

We trust that the above information, together with the details submitted via the Planning Portal, is sufficient to allow you to now formally discharge planning condition No.11. We look forward to hearing from you in this respect **as soon as possible**. If you require any further clarification or information, then please do not hesitate to contact me directly.

Yours Sincerely,

Tim Rodway
Director

c.c. Dean Muggeridge, GD Group