

Barratt Redrow Southern Counties
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

Date: 13th February 2026

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: A/180/25/DOC

Dear Miss King,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition impose under A/99/17/OUT relating to condition 10-report based on recommendations within the Preliminary Ecological Appraisal Report.

Land South of Water Lane Angmering

Notification regarding the above application:

Condition Number 10

Prior to the commencement of construction works a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the submitted Preliminary Ecological Appraisal Report. All the approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Schedule of Works shall include but not be restricted to:

- timings for clearance of trees or scrub to avoid impacts on breeding birds;
- two phased cutting of grassland along site boundaries to deter reptiles and amphibians;
- grassland areas managed to benefit reptiles;
- details of compensatory and additional tree planting;
- details of compensatory boundary habitat planting and wildflower meadow planting;
- details and locations of bird, bat and barn owl boxes, and log piles provided on the site;
- a badger survey and measures to minimise the disturbance of badgers.
- boundary features to measure at least 5.0 metre width for the majority of the site to allow for commuting badgers;

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required.

Reason: 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 DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan.

It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

Following the construction of the dwellings, it has been identified that the ecological features (bat boxes) have not been implemented in accordance with the approvals. This application is to re-discharge the condition following approval of application A/155/20/DOC.

The Ecology Officer reviewed the application and has raised a number of concerns with the proposed changes included within the document, including bat boxes being mounted on poles.

The agent was notified and invited to amend the submission by 2nd February 2026, however, no amended information has been submitted.

Given the outstanding comments from the Ecology Officer, the application is refused.

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