Arun District Council
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Downsview Associates
Little Acorns
Hampers Lane
Storrington
RH20 3HZ

Date: 27th February 2026

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:
Our Ref: A/231/24/DOC

Dear Mr Bridle,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under A/40/24/PL relating to condition 10- Biodiversity Enhancement Layout.
Land to the West Avenals Farm Angmering

Notification regarding the above application:

Condition Number 10

Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Lizard Landscapes Preliminary Ecological Appraisal Lizard Landscapes (LLD3147-ECO-REP-001-00-PEA) shall be submitted to and approved in writing by the Local Planning Authority.

The list of requirements include:
- The creation of log piles beneath hedgerows to provide refugia for invertebrates, reptiles and amphibians.
- Provision of seed and fruit bearing species of tree such as cherry, rowan, birch, hawthorn and crab apple to provide a foraging resource for birds and insect.
- All plants used within the soft landscape scheme should have a known wildlife value, such as those listed on RHS Plants for Pollinators.
- Installation of 1no. integrated bird box and 1no. integrated bat boxes into new the building.
- Incorporation of 'bug hotels' within the scheme.
- Incorporation of 'Hedgehog Homes' beneath hedgerows.
- The use of flowering lawn in areas which require regular mowing rather than a standard amenity mix.
- Replacement of the existing non-native hedgerows with a native species rich hedgerow.
- The creation of a small pond.

Please note in addition to the above requirements, two trees should be provided to replace the two trees to be removed. Small mammal gaps in the fencing are also advised.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats in accordance with Arun Local Plan policies: ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF 2023 and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

Decision:

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

Condition 10 of A/40/24/PL is hereby approved.

The biodiversity enhancements are as outline in the Ecological Design Strategy Rev 00 prepared by Lizard Landscape, Design and Ecology (LLD3147-ECO-REP-004-01-EDS and dated 12/02/25).

The ecological features shall be implemented and maintained in accordance with the approved documents.

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

Yours sincerely



Neil Crowther
Group Head of Planning