

Cala Homes
Dorking Business Park
Dorking
RH4 1HJ

Date: 24th April 2026

Your Ref:

Please ask for: Mr D Easton

Our Ref: A/34/26/DOC

Tel: 01903 737500 ex37361

Dear Ms Sparkes,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition under A/248/21/PL relating to condition 11- Schedule of
Works (based on the recommendations within the Preliminary Ecological Appraisal Report).
Land North of Water Lane Angmering BN16 4EJ

Notification regarding the above application:

Condition Number 11

Prior to the commencement of construction works a Schedule of Works shall be submitted to the Local Planning Authority for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal Report. All 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, dormouse and barn owl boxes, and log piles provided on the site;
- 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;
- Post development habitat management and dormouse population monitoring will include maintaining hedgerows and planting for the foreseeable future.

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-construction 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 **APPROVE IN PART details reserved by condition**

The submitted details have been reviewed by officer's and have been the subject of consultation with the Council's Ecologist who raised no objection but requested some minor amendments. These changes have been agreed by the applicants and on that basis the condition is partially discharged insofar as it relates to the following documents:

- Landscape and Ecological Management Plan - Revision 4 (dated 5th March 2026)
- Email from Jessica Sparkes - "RE: A/34/26/DOC - Land North of Water Lane, Angmering - LEMP" dated 22.04.2026

Therefore, for the avoidance of doubt the LEMP is approved subject to the use of the following products and clarifications:

- Tom Chambers 15cm Beehive Bug Hotel.
- Cambridge Swift Maxi Nesting Block 90864.
- The Emorsgate EM1 General Purpose Meadow Mixture will sown into soil that has been graded with nutrient poor top soil before seeding.

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