

our ref: **TR/Q50031**
your ref: **BE/73/14/PL**
email: [REDACTED]
date: **03 December 2014**



Head of Planning
Arun District Council
Arun Civic Centre
Maltrevers Road
Littlehampton
West Sussex
BN17 5LF

Submitted via Planning Portal
PP-03815691

FAO Neil Crowther

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND AT OLDLANDS FARM, SHRIPNEY ROAD, PO22 9NN
APPROVAL OF DETAILS RESERVED BY CONDITION 8 (ECOLOGICAL ENHANCEMENT SCHEME) RELATING TO
PLANNING PERMISSION REF. BE/73/14/PL (DATED 28 AUGUST 2014)
DISCHARGE OF CONDITION APPLICATION SUBMITTED ON BEHALF OF BERICOTE PROPERTIES LIMITED

We are instructed by our client, Bericote Properties Limited, to submit the enclosed Ecological Enhancement Scheme pursuant to Condition 8 of planning permission ref. BE/73/14/PL, dated 28 August 2014, relating to the erection of 2no. detached industrial/distribution units at land at Oldlands Farm, Shripney Road, PO22 9NN.

The following documents are submitted in support of the application and included within this letter, and are referenced where relevant:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. BE/73/14/PL, dated 28 August 2014);**
- **Ecological Enhancement Scheme (ref. 6447 EES vf); and**
- **Water Vole Report (ref. 6447 WVReport vf1).**

A cheque for £97 has been sent to the Council under separate cover. This is the requisite amount for a discharge of condition application.

a) Background

Planning permission was granted for the erection of 2no. detached industrial/distribution units on 28



Quod Ingeni Building 17 Broadwick Street London W1F 0AX [REDACTED]

Quod Limited. Registered in England at above address No. 7170188.

August 2014 (ref. BE/73/14/PL). Specifically, consent was granted for:

“Erection of 2no. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area.”

The permission was subject to 25 conditions. Of particular relevance to the enclosed submission are the details pursuant to the ecological enhancement scheme (condition 8). This condition requires details to be submitted to the local planning authority prior to the commencement of development or any phase of the development.

It is important to note that the Ecological Enhancement Scheme, submitted alongside the Water Vole Report, necessary to discharge Condition 8, has very similar principles to the scheme which was previously submitted and approved under Condition 18 of BE/61/13. Therefore this application is almost a formality in the sense that it is a repeat of this process, albeit it has been updated for application ref. BE/73/14/PL.

b) Condition 8 Details

This submission seeks to provide information on one condition attached to the planning permission. Condition 8 which relates to the ecological enhancement scheme states:

“Prior to Commencement of Development or any phase of development an ecological enhancement scheme shall be submitted to the Local Planning Authority for approval and will be based on the recommendations within the supporting ecological report June 2014. All approved details shall then be implemented in full and in accordance with the agreed timings and details.”

Details of the Ecology Enhancement Plan are enclosed at **Document 6447 EES vf**. This provides a full account of the ecological evaluation, enhancement details and schedule of works. Furthermore, the Water Vole Report at **Document 6447 WVReport.vf1**, sets out the results of the survey work undertaken on the site.

In summary, the evidence provided in support of discharging the aforementioned condition is sufficient and accords with the reason provided for the condition.

The condition can therefore be duly discharged.

c) Conclusion

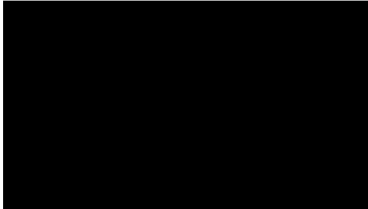
We are instructed by Bericote Properties Limited to submit the enclosed application to discharge the above referenced condition. The requisite details have been provided to demonstrate that the Local Authority can now discharge the relevant condition.



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We trust that this information is sufficient for you to register this application and discharge the relevant condition outlined within this submission. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,



Tim Rainbird
Director

Enc.

cc: Bericote Properties Limited