ARUN
DISTRICT COUNCIL
www.arun.gov.uk

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

Tel: 01903 737500
Fax: 01903 730442
DX: 57406 Littlehampton
Minicom: 01903 732765
e-mail:

Miss Nia Russell
Mango Planning & Development Ltd
Number One Waterton Park
Waterton
Bridgend
CF31 3PH

20 February 2019

Our Ref: BE/3/19/DOC

Please ask for:
Michael Eastham
Planning Department
Direct Dial: 01903 737772

Dear Miss Russell,

Part 5 of the Town & Country Planning (Development Management Procedure) Order 2015 Approval of details reserved by condition imposed under ref. BE/102/17/OUT relating to Condition No. 16 (full permission) regarding the submission of a landscape management plan.

Land at Salt Box, West of Shripney Road, Bognor Regis

Notification regarding the above application:

Condition 16 (full planning permission)

A Landscape Management Plan is submitted for approval in writing by the Local Planning Authority, which details the ongoing management and aftercare of the site once construction is complete. The Landscape Management Plan should include the following requirements:

- any trees removed should be replaced at a ratio of 2:1;

- a wildflower meadow should be planted in around the attenuation ponds adjacent to the Brook Local Nature Reserve (LNR), in the Village Buffer (as identified in 1744-P02-D. Site Master Plan. Proposed Block Plan);

- ensure that mitigation measures are implemented to ensure that Bersted Brooks LNR adjacent to the site is not adversely affected by the industrial and commercial development on the Salt Box site;

- a 5 metre buffer, including planting to protect the water voles, is required around Shripney Manor Ditch;

- any gaps in tree lines or hedgerows should be filled in with native species;

- bat and bird boxes should be installed in the Village Buffer and the Ecology Buffer adjoining Bersted Brooks Local Nature Reserve (as identified in 1744-P02-D. Site Master Plan. Proposed Block Plan);

- grassland areas in the Village Buffer and the Ecology Buffer adjoining Bersted Brooks Local Nature Reserve should be managed to benefit reptiles;

- log piles should be provided in the Ecology Buffer adjoining Bersted Brooks Local Nature Reserve (as identified in 1744-P02-D. Site Master Plan. Proposed Block Plan).

The approved details in the Landscape Management Plan should be implemented in full prior to the occupation of Unit 2 and be maintained on site thereafter.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.

Decision:

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

The following information submitted regarding Condition 16 imposed on the full planning permission relating to the submission of a landscape management plan is approved and the condition is hereby discharged.

- Landscape and Ecological Management Plan (relating to the stated requirements of Conditions 18 [outline matters] / 16 [full matters] of Planning Permission BE/102/17/OUT), Saltbox, Bognor Regis (1004567), dated December 2018, prepared by Aspect Ecology.

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

Yours sincerely,

Neil Crowther
Group Head of Planning