



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Douglas Briggs Partnership
Flint Barns
Ham Farm
Bosham
West Sussex
PO18 8EH

Your Ref: BE/43/13/DOC

Please ask for:

Simon Davis

29 July 2013

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 3 (landscape enhancements) and 5 (buffer zone) following a grant of planning permission BE/81/10.
Land South of Groves Farm Bersted,,

Notification regarding the above application:

Condition Number 5

Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside the watercourses shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include plans showing the extent and layout of the buffer zone and details of any footpaths, fencing or lighting.

The buffer zone needs to be a minimum of 3 metres wide measured from bank top for the whole extent of the site. Bank top is defined as the point at which the bank meets normal land levels. This zone should be without structures, hard standing, footpaths, fences or overhanging development such as balconies and should not include domestic gardens or formal landscaping. The buffer zone needs to be designed and managed to develop this natural character and left as a natural area for wildlife.

Reason: Development that encroaches on watercourse has a potentially severe impact on their ecological value. This is contrary to government policy in PPS1 and PPS9. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

Decision:

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

Development that encroaches on watercourses has a potentially severe impact on their ecological value and this is contrary to government policy in the National Planning Policy Framework. The submitted plans do not clearly identify the minimum 3 metres required from all water courses as stated in this condition, nor do the plans detail access arrangements for these areas. A plan which clearly identifies this information must be submitted to satisfy the condition.
docdeci

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'KARL', with a long, sweeping horizontal line underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration