



Unit 3b Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX

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

Our ref 871
Your ref BE/89/19/PL

21st August 2020

Dear Sir / Madam,

Babsham Business Centre, Babsham Lane, Bersted PO21 5EL - Change of use of land for the storage of building materials, equipment & plant & for the parking for fixed body vehicles together with part boundary screen fence with secure gate access point to the site.

Further to the granting of planning consent on 4th June 2020, please find attached and below relevant information to agree various conditions of this consent. The relevant conditions which require approval are detailed as follows:

Condition 2 – Within three months from the date the decision is issued the plans and details of the car parking spaces should be submitted to and approved in writing by the Local Planning Authority and constructed in accordance with approved plans and details. These spaces shall thereafter be retained at all times for their designated use.

Please find attached drawing 871/PL01F which shows car parking spaces.

Condition 3 - Within three months of the date of this permission an acoustic assessment shall be undertaken to determine the impact of noise arising from the development site and the results of the assessment and details of any mitigation measures submitted and approved in writing by the Local Planning Authority. Noise from commercial premises should be controlled, such that the noise rating level (LA_r,Tr) emitted from the development does not exceed the background noise level (LA₉₀,T), by more than 3dB. All measurements shall be defined and derived in accordance with BS 4142:2014. The approved measures shall be implemented within three months of the date of approval of the details by the Local Planning Authority and thereafter be maintained in accordance with the approved details.

An acoustic assessment prepared by Acoustic Associates which demonstrates compliance with the required criteria will be issued under separate cover.

Condition 4 - Within three months of the date of this permission a detailed mitigation and remedial strategy for reptiles shall be submitted to and approved in writing by the Local Planning Authority. Once approved the mitigation measures shall thereafter be implemented in accordance with the timings



Sloane & Brown Ltd
Registered Office: Piper House, 4 Dukes Court,
Chichester, West Sussex PO19 8FX
Company Registration No. 09666482



identified within the survey and maintained at all times unless otherwise approved in writing by the Local Planning Authority.

Gray's Ecology, who carried out the preliminary ecological appraisal of the site, found no evidence of reptiles on the site and only habitat with low suitability for the common lizard. The site had 80% hard standing, with no buildings or mature trees and was also rated to have negligible potential for bats and badger. On this basis, mitigation and a remedial strategy for reptiles would not be appropriate on this occasion as there are not any reptiles on site which would be impacted by the development.

Condition 11 - A scheme to show improvements to, and a management plan for, the access road between the site and the adopted highway boundary shall be submitted to the Local Planning Authority within 3 months of the date of the permission. The approved details shall be implemented within 3 months of the approval by the Local Planning Authority. The access road shall be retained in perpetuity in accordance with the management plan.

Please find attached drawing 871/PL02A which shows the current area of unmade road, which is within the ownership of the applicant, resurfaced with concrete. This will improve the current condition. The new concrete surfacing will not require a management plan.

Condition 12 - Details of the provision for bat boxes shall be submitted to the Local Planning Authority within three months of the date of this permission. The boxes shall be erected on site within 3 months of the date of approval by the Local Planning Authority and retained in perpetuity.

The location of a bat box has been included on drawing 871/PL01F. This bat box will be a Schwegler 2F general purpose box. However, it should be noted that the environment has been identified by the ecological consultant as having negligible potential for bats.

Condition 13 - Within three months of the date of the permission a scheme shall be submitted to control dust from the site. The scheme as approved shall be implemented within three months of the date of the approval of the details and retained in perpetuity.

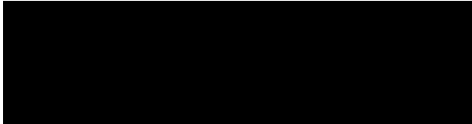
The resurfacing of the existing unmade section of road with tarmac will reduce dust levels from the site.

Conditions 1, 5, 7, 8 and 9 are accepted. Conditions 6 and 10 do not require any additional information to be provided for agreement unless specifically approved in writing, and separate applications may be submitted in due course to agree these conditions.



We trust this provides you with adequate information to agree these conditions, but please do not hesitate to contact us should you require any further information or if you have any questions.

Yours faithfully,



Phil Brown

Director

Sloane and Brown Ltd

Encs.

Drawings 871/PL01F and 871/PL02A.