

Sloane and Brown Ltd
3B Woodhorn Business Centre
Woodhorn Lane
Oving
Chichester
PO20 2BX

Date: 25th November 2020

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: BE/92/20/DOC

Dear Mr Brown,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref BE/89/19/PL relating to Condition Nos 2 - car parking spaces, 3 - acoustic assessment, 4 - mitigation & remedial strategy for reptiles, 11 - access road, 12 - bat boxes and 13 - dust control

Babsham Business Centre Babsham Lane Bersted PO21 5EL

Notification regarding the above application:

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

Reason: To safeguard the ecology of the area, and in the interests of reptiles to ensure that a habitat remains for them during and after development in accordance with policy ENV SP1 of Arun Local Plan. This is required to be pre-commencement condition because it is necessary for the implementation of the mitigation measures prior to commencement of the proposed use.

Decision:

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

No information relating to reptile mitigation has been provided with this DOC. Until a suitable reptile mitigation strategy has been submitted the condition should not be discharged.

Our ecology advisers commented the response of agent/applicant from 23/10/20:

The Preliminary Ecological Appraisal Report (July 2019) stated that there was potential for reptiles onsite, if the site condition has now changed and this is not the case, then we would want an updated

report from the ecologist reflecting this and this would need to come from the ecologist directly.

Therefore, the Council is unable to discharge this condition at the present time and you will need to make a revised submission.

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