

Hampshire Homes Group
Chatmohr Estate, Unit 8
Crawley Hill
West Wellow
Romsey
SO51 6AP

Date: 28th June 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: BN/54/21/DOC

Dear Miss Wiltshire,

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 BN/50/20/PL relating to Condition Nos 5 - mitigation method statement, 6 - archaeology, 7 - piling risk assessment & method statement, 8 - Construction & Environmental Management Plan, 9 - foul drainage, 10 - surface water drainage, 11 - maintenance & management of surface water drainage, 13 - pre-commencement site meeting, 15 - odour assessment or evidence that livery has ceased, 16 - soil resource plan, 17 - landscaping, 18 - screen walls & fences, 19 - elevation details of 2 proposed communal bin stores and 20 - colour schedule of materials & finishes.

Land Rear Of 1 Northfields Cottages Fontwell Avenue Eastergate PO20 3RX

Notification regarding the above application:

Condition Number 5

No development shall commence until a mitigation method statement has been submitted to and approved in writing by the Local Planning Authority to provide details of how those retained hedgerows are to be protected and enhanced. There must be a 5m buffer zone in place secured by fencing around the retained hedgerows during construction. The development shall thereafter proceed in accordance with the approved hedgerow protection and enhancement measures.

Reason: Bats use the hedgerows for foraging and commuting and therefore in accordance with the NPPF and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because the hedgerow protection scheme must be in place prior to construction starting.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
This condition requires a mitigation method statement to provide details of how those retained hedgerows are to be protected & enhanced and to show a 5m buffer zone around the retained hedges. I acknowledge that your drawing ref LLD1544-ARB-DWG-002-03-TRPP does show protective fencing

around the hedges but there is no mitigation method statement and so it is not clear how the other parts of the condition are met or indeed how the submission relates to the need to protect the hedges for bats.

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