

Vivid Design Studio Ltd
Paddock View
Calcot Mount Business Park
Calcot Lane
Curdridge
SO32 2BN

Date: 29th May 2026

Please ask for: Amber Willard
Tel: 01903 737942

Your Ref:

Our Ref: BN/61/26/DOC

Dear Mr Dudley,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition under BN/46/25/PL relating to conditions 11- Footpath Details, 12- Biodiversity Enhancement Layout and 16- Bat Friendly Lighting. (See BN/65/26/DOC for condition 9- Maintenance and Management of Sustainable Drainage Scheme).

Land South Of Wandleys Lane Eastergate PO20 3SE

Notification regarding the above application:

Condition Number 12

Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the 'Preliminary Ecological Appraisal, March 2025' shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

Decision:

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

The biodiversity enhancements as set out in the following named documents provide suitable details of mitigation and enhancement. This condition is fully discharged insofar as the submission of details relates and on the understanding that the ecological enhancement measures will be carried out in

accordance with the approved details.
- Proposed Ecology Enhancement Site Plan - 29

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