

S & L Land and Planning Service
Drayton House
Drayton Lane
Chichester
PO20 2EW

Date: 26th June 2026

Please ask for: Harry Chalk

Tel: 01903 737577

Your Ref:

Our Ref: BN/67/26/DOC

Dear Mrs Leeson,

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 BN/65/22/PL relating to conditions 4-deails of screen walls an/or fences, 9-visibility splays, 16-Wildlife Sensitive Lighting Design Scheme, 18-Construction Environmental Management Plan and 19-landscaping scheme.

Cedar End Eastergate Lane Eastergate PO20 3SJ

Notification regarding the above application:

Condition Number 18

No development shall be commenced until a construction environmental management plan (Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under

the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species), in accordance with policy ENV DM1 of the Arun Local Plan and relevant paragraph of the NPPF. It is considered necessary for this to be a pre-commencement condition as the biodiversity goes to the heart of the planning permission.

Decision:

Arun District Council have decided to **WITHDRAW the request for this detail reserved by condition.**

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