

L M Associates Ltd
Clock Tower House
Lewes Road
Lindfield
RH16 2LH

Date: 2nd July 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref: GRM/0126/PL01

Our Ref: FG/29/26/DOC

Dear Mr Middle,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition under FG/92/24/PL relating to conditions 6- Cycle Parking, 7- Front Boundary Treatment , 11- Biodiversity Enhancement Layout, 12- Bat Friendly Lighting, 14- Biodiversity Gain Plan.

Land to the rear of 1 Sea Drive Ferring BN12 5HD

Notification regarding the above application:

Condition Number 11

Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures suitable to achieve a minimum of a measurable 10% Biodiversity Net Gain (BNG) shall be submitted to and approved in writing by the Local Planning Authority.

The proposal should also provide 1 no.bat tube and 1 no. bird nesting box.

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 2023 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**

Condition 11 of FG/92/24/PL is hereby discharged.

The biodiversity enhancements proposed, which include 1 no. bat tube and 1 no. bird nesting box, shall be installed in accordance with document 'Biodiversity Enhancement Strategy 24-115-BES-V1' prepared by AEWC and dated February 2026.

It has also been confirmed that the required net gains will be achieved on site. It has been calculated that there will be an 12.09% gain for habitat units and 100.84% for hedgerow units. The calculations and recommendations have been provided in document 'Biodiversity Net Gain Assessment 24-115-BNG-v2' prepared by AEWC and dated February 2026.

The Biodiversity Net Gain area, as delineated on plan 'Proposed Boundary Treatment Layout - 0126. PC04 Rev A' and the 'Biodiversity Net Gain Assessment 24-115-BNG-v2' shall be retain as such in perpetuity.

The features shall be installed prior to occupation and retain in good order in perpetuity.

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 small dot.

Neil Crowther
Group Head of Planning