Arun District Council
Arun Civic Centre
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Bovis Homes Limited
Bovis Homes Limited
South East Region
The Manor House, North Ash R
New Ash Green
DA3 8HQ

Your Ref: LU/341/16/DOC
Please ask for:
Ms Kernohan
20 December 2016

Dear Mr Lawrence

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of matters reserved by condition imposed under LU/47/11/ relating to condition No. 9 (Flood risk assessment),11 (maintenance of any watercourse or culvert),12 (Flows to watercourses),17 (creation of proposed central wetland area & the restoration of habitat onsite),18 (scheme including details of bridges),19(ecological survey), 20 (ecological management plan), 34 (remediation strategy), 36 (details of acoustic barrier), 37 (noise exposure), 38 (noise level), 39 (bus stop provisions) & 44 (Broadband provision)
Land North of Toddington Lane Littlehampton,,

Notification regarding the above application:

Condition Number 20

No development shall begin until an ecological management plan is submitted and approved in writing by the Local Planning Authority. Thereafter the plan shall be implemented as set out in the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include:

- Details for the management and maintenance of all public landscaped areas, taking into account the presence of protected species.
- A monitoring scheme to assess habitat change and details of how this will inform the ongoing management and protection plan for habitats and protected species.
- Details of appropriate mitigation in relation to water voles, bats, birds, invertebrates and reptiles.

Thereafter, the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be approved in writing by the Local Planning Authority.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy GEN23 and GEN29 of the Arun District Local Plan (2003). In particular this will ensure adequate protection for Water Voles and their habitat, a protected species and deliver the mitigation proposed within tables 8.10 and 8.11 of the submitted Environmental Statement is implemented.

Decision:

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

Condition 20 of LU/47/11 was amended by LU/346/14/PL to refer to the submission of appropriate mitigation and a programme of implementation in relation to protected species prior to commencement of development on phases east of the new road that spans the railway line. As this Phase is not located to the east of the new road, this condition does not require discharging for this Phase.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Karl Roberts
Director Planning & Economic Regeneration

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