

[REDACTED]

From: Simon Davis
Sent: 04 August 2021 17:11
To: 'Julian Evans' [REDACTED]
Subject: P/111/21/RES - Land adj to Sefter School House

Dear Julian,

I am your case officer. I have been having an initial look at this application and I note that there is no detailed landscaping scheme yet landscaping is a reserved matter and so must be determined through this application (it is not appropriate to reserve it to a condition). In addition, I note that there is no response to condition 20 on the Outline which required the submission of a biodiversity enhancement plan with the Reserved Matters:

(20) The biodiversity enhancements set out in the EIA (prepared by Lizard, dated 18/12/19) and the Biodiversity Enhancement Statement (prepared by E Lawrence Planning, received 07/08/2020) must be implemented. Further information (to include an annotated site plan showing siting, scale and nature of proposed biodiversity enhancement measures) will be required to be submitted to and approved by the Local Planning Authority at reserved matters stage.

In practice, this detail could be included with the landscaping scheme as there is likely to be some crossover however, we do need both this and the landscaping to be submitted for determination at this time. Please advise how long you require to provide this information.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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