

Bellway Homes Ltd (Wessex)  
Bellway House  
Embankment Way  
Ringwood  
BH24 1EU

Date: 11th March 2022

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: P/149/21/DOC

Dear Murray,

**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 P/30/19/OUT relating to conditions 29-clarification as to how existing hedgerows on site will be enhanced for use by bats & 30-Badger survey.**

**Hook Lane Pagham Road Pagham PO21 3PD**

Notification regarding the above application:

**Condition Number 29**

Prior to the commencement of development details shall be submitted providing clarification as to how the existing hedgerows on site will be enhanced for use by bats. This shall include details of a buffer strip around the hedgerows measuring 5m in width and details of fencing to be used during construction to ensure that this area is undisturbed. Details shall also be provided of additional planting to infill gaps in the existing hedgerow using native hedge species to improve connectivity. No hedgerow shall be removed or disturbed from hedgerows H1, H2 and H3 and an additional minimum 20 metres of additional hedgerow planting shall be undertaken on site due to the loss of small areas of hedgerow H4 (as identified on Appendix D 6932-E-AD within the Ecological Appraisal - Jan 2017). 'Hop overs' shall be provided adjacent to any hedgerow haps greater than 7m wide to allow continued echolocation across the break.

Reason: In accordance with Policies ENV SP1 and ENV DM5 of the Arun Local Plan. It is considered that this condition must be pre-commencement to prevent harm to the sites biodiversity.

**Decision:**

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

The Condition required details to be provided for a 5m buffer strip around the hedgerow to ensure that this area was undisturbed during construction. However, this information has not been provided in support of the discharge of Condition 29.

It is also unclear from the information submitted where scrub clearance and additional hedgerow planting are intended to take place in the absence of drawings. As such, it is unclear as to what enhancements are proposed. The Condition also specified the need to provide 20m of additional hedgerow planting which has not been clearly identified.

Therefore, on the basis of the information provided Condition 29 cannot be discharged at this time.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to read 'NC' followed by a small dot.

Neil Crowther  
Group Head of Planning