

Barton Willmore
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
DA10 1EE

Date: 26th June 2020

Please ask for: Raymond Cole

Tel: 01903 737598

Your Ref:

Our Ref: P/40/20/DOC

Dear Miss Hunjan,

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 ref P/134/16/OUT relating to Condition Nos 9 - arboricultural method statement, 15 - ecology, 20 - employment & skills plan, 28 - energy conservation, 30 - archaeological, 32 - noise, 33 - electric vehicle charging and 34 - retention of WW2 Infantry section post

Land North of Sefter Road & 80 Rose Green Road Pagham Bognor Regis

Notification regarding the above application:

Condition Number 15

Prior to the commencement of development of any preparatory works an Ecological Protection & Enhancement Plan shall be submitted to and agreed in writing by the Council. The Plan shall be based on the mitigation measures proposed in Ecological Appraisal dated December 2016 prepared by Aspect Ecology and will include a programme of ecological monitoring to inform the long term management of the site. The Ecological Protection & Enhancement Plan shall include a full mitigation strategy for reptiles and a work programme with clear timelines for each mitigation measure to be carried out. The mitigation measures shall be implemented in accordance with the timescales set out in the agreed plan.

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 ENV SP1 and ENV DM5 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

Decision:

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

The Ecological Protection and Enhancement Plan dated 27 February 2020 contains plans

(3697/EPEP2 Ecological Protection Measures, 3697/EPEP3 Reptile Mitigation Plan and 3697/EPEP4 Ecological Enhancement Measures) that are required to be read in conjunction with and based upon a Planning Layout (CB_84_139_001) that is considered unacceptable to the local planning authority and has been refused on an application for approval of reserved matters (P/24/20/RES).

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