

John Hall Consulting Ltd
113 Limmer Lane
Felpham
PO22 7LR

Date: 28th May 2021

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: WA/24/21/DOC

Dear Mr Hall,

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 WA/62/20/PL relating to Condition Nos 3 - surface water drainage, 4 - discharge flows to watercourses, 5 - maintenance & management of surface water drainage, 6 - hard & soft landscaping, 7 - Construction Management Plan, 8 - ecology, 12 - cycle parking, 13 - archaeology, 16 - contamination and 17 - verification report.

Lower Farm Yapton Lane Walberton BN18 0AS

Notification regarding the above application:

Condition Number 6

No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development and shall incorporate the biodiversity enhancements recommended within the submitted Preliminary Ecological Assessment (Nov 2020). The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

Decision:

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

The initial consultation comments from the landscape officer at outline application stage WA/62/20/PL 22/12/2020 stated:

Mitigation/requirements

Onsite landscape mitigation would be required to bolster and enhance the existing and to bring back to the site additional biodiversity opportunity for that which will be lost. A planting scheme which will need to include native planting species for this rural fringe will be required and should be conditioned or provided as a reserved matter. Planting detail will need to be shown in plan form detailing species, quantities, planting densities and size at time of planting.

This has not been submitted therefore the condition cannot be discharged.

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