Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Bellway Homes Ltd Wessex
Embankment Way
Castleman Business Centre
Ringwood
BH24 1EU

Date: 14th August 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: WA/70/26/DOC

Dear Mr Fawcett-Callway,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition under WA/35/23/OUT (Appeal Ref: APP/C3810/W/24/3349836) relating to conditions 21- Construction Environmental Management Plan (CEMP: Biodiversity), 22- Ecological Design, Management and Monitoring Strategy (EDMMS), 26- Bat tubes, bricks or boxes and 27- Integral nesting bricks.
Land East of Wandleys Lane Fontwell

Notification regarding the above application:

Condition Number 22

No development shall take place until an Ecological Design, Management and Monitoring Strategy (EDMMS) for the provision of a minimum 10% onsite biodiversity net gain, has been submitted to and approved in writing by the Local Planning Authority. The EDMMS shall include the following:
1. Description and evaluation of habitat/features proposed (to include full Metric (using most current version) and details of condition assessments).
2. Identification of adequate baseline conditions (for management and monitoring purposes) prior to the start of works (to include full Metric (using most current version) and details of condition assessments).
3. Aims and objectives for the proposed works.
4. Site specific and wider ecological trends and constraints that might influence works.
5. Details of the body/organisation/person/s responsible for undertaking the works and lines of communication.
6. Details of the legal and funding mechanism(s) by which the implementation of the EDMMS will be secured by the developer with those responsible for its delivery.
7. Detailed design(s) and/or working method(s) to achieve stated objectives including type/source of materials, disposal of any wastes arising from works and appropriate scale plans showing location/area of proposed

works.
8. Works Schedule, aligned with any proposed phasing and including an annual work plan capable of being rolled forward over a five-year period.
9. Prescriptions for initial aftercare and long-term management that will ensure the aims/objectives are met.
10. Details for on-going monitoring in years 2, 5, 10, 15, 20, 25 and 30, including:
a. Appropriate success criteria, thresholds, triggers, and targets against which the effectiveness of the work can be measured.
b. Methods for data gathering and analysis.
c. Location, timing, and duration of monitoring
d. Review, and where appropriate, publication of results and outcomes, including when monitoring reports will be submitted to the Local Planning Authority.
e. How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and implemented so that the original aims/objectives of the approved scheme are met.
The EDMMS shall be implemented in accordance with the approved details and all habitats/features shall be retained in that manner thereafter.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The submitted Ecological Design, Management and Monitoring Strategy (June 2026) has been agreed by the Council's Ecologist and is acceptable. The condition is fully discharged insofar as the submission of details relates and on the understanding that the agreed enhancements and management actions are carried out in their entirety and in perpetuity.

Care must be taken to protect the scrub habitats once established as they will likely support dormice. Any hand over of management responsibilities in the future must make it clear that this habitat must be retained. Management of the habitat should be conducted outside dormouse hibernation season and should only manage a maximum 25% of the scrub on a 3-year rotation.

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

Yours sincerely



Neil Crowther
Group Head of Planning