

Yuved Bheenick
Linden Homes South
1A Guildford Business Park
Guildford
Surrey
GU2 8XG

Date: 5th July 2019

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: WA/99/18/DOC

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for approval of details reserved by conditions imposed on planning reference

WA/44/17/OUT relating to conditions 5, 9, 10, 11, 12 13, 16, 17, 24, 25, 27, 28, 30, 32, 33, 36, 41 and 43

Land East of Tye Lane Walberton Arun

Notification regarding the above application:

Condition Number 13

Prior to the commencement of construction works or any preparatory works detailed Ecological Management and Mitigation Plan including a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal Report, and the Bat and Reptile Survey Report (September 2017) . All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Ecological Management and Mitigation Plan shall include but not be restricted to:

- timings for clearance of trees or scrub to avoid impacts on breeding birds
- two phased cutting of grassland along site boundaries to deter reptiles and amphibians
- details of compensatory and additional tree planting
- details of compensatory boundary habitat planting
- details and location of bird and bat boxes, log piles around the site boundaries
- creation of at least three wildlife ponds
- boundary features to measure at least 5m width for the majority of the site to allow for commuting badgers
- measures to minimise the disturbance of badgers

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required.

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 GEN23 and GEN29 of the Arun District Local Plan (2003). It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

Decision:

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

The following information submitted regarding Condition 13 imposed on planning permission WA/44/17/OUT: relating to the submission of an Ecological Management and Mitigation Plan is approved and the condition is hereby discharged.

- Ecological Mitigation & Management Plan (EMMP) (Ref. 3823-02 Rev. B)

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning