

Barrett David Wilson Southern
BDW House
Walnut Tree Close
Guildford
GU1 4SW

Date: 29th November 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/153/21/DOC

Dear Mr Havis,

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 Y/92/17/OUT relating to Condition Nos 5 - materials & finishes, 8 - Arboricultural Method Statement & Tree Protection Plan, 12 - foul drainage, 14 - Reptile Survey Report, 19 - Employment & Skills Plan, 23 - broadband, 27 - levels, 28 - contamination and 30 verification report.

Land East of Drove Lane Yapton BN18 0EB

Notification regarding the above application:

Condition Number 14

Prior to the commencement of development the mitigation strategy for reptiles shall be implemented in accordance with the details specified within the 'Detailed Reptile Survey Report (November 2016)'.

Reason: This condition is necessary to ensure the protection of reptiles and supporting habitat in accordance with 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 to ensure measures are in place to protect reptiles and their habitat on site prior to any disturbance.

Decision:

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

The submitted Reptile Survey by James Blake Associates (October 2020, JBA 19/291) confirms that no reptiles were found throughout the survey and therefore states that no mitigation measures are required. This view has been accepted by the Councils ecologist but it is requested that the site be continually managed to ensure reptile habitat does not develop on the site.

The condition is therefore discharged but on the presumption that you will manage the site accordingly and also follow the recommendations set out in section 4 of the Reptile Survey.

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 be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning