

Pallant Homes Ltd
Peregrine House
Ford Lane
Ford
Arundel
BN18 0DF

Date: 26th January 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/168/21/DOC

Dear Mr Van der Wee,

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 reference Y/121/19/PL relating to Condition Nos 6 - hedgerow mitigation, 9 - pre-commencement site meeting, 12 - foul drainage, 13 - Construction & Environmental Management Plan, 14 - contamination and 15 - bat method statement/mitigation strategy.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 6

No development shall commence until a mitigation method statement has been submitted to and approved in writing by the Local Planning Authority to provide details of how the existing hedgerows are to be retained, protected and enhanced. There must be a 5m buffer zone in place secured by fencing around the hedgerows during construction. The development shall thereafter proceed in accordance with the approved hedgerow protection and enhancement measures.

Reason: Bats use the hedgerows for foraging and commuting and therefore in accordance with the NPPF and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because the hedgerow protection scheme must be in place prior to construction starting.

Decision:

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

This condition requires a mitigation method statement to provide details of how the retained hedgerows are to be protected & enhanced and to show a 5m buffer zone around the retained hedges.

You have provided a statement to respond to the Condition 6 requirements (dated 01/12/21) which details protection measures and enhancements. This has been agreed by our Ecologist and so the condition is hereby therefore formally discharged on the understanding that the hedge will be protected

throughout the construction process and enhanced & managed in the future in accordance with the submitted statement.

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