

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 15

No development shall commence until a bat method statement/mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. This shall aim to remove or reduce the likelihood of damage to bats or their habitats, and offset the damage caused by development through compensation. This should cover all of the points set out within section 6.4 of the Bat Survey report by Natural Progression (ref UE0382_Steddles_Bats_0_200710, July 2020). The development shall thereafter proceed in accordance with the approved method statement/mitigation strategy.

Reason: Bats use the site for commuting/foraging and are known to roost within the existing house 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 agreed measures will have a bearing on the demolition of the house and development of its grounds.

Decision:

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

You have provided a statement to respond to the Condition 15 requirements (dated 01/12/21). This confirms that the site was registered under the Bat Mitigation Class Licence before works to strip the roof took place. The Council's ecologist has advised that the information provided meets the requirements of Condition 15 and no further information is required. As such, the condition is hereby

discharged in full.

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