

Pallant Homes
Peregrine House
Ford Lane
Arundel
BN18 0DF

Date: 13th May 2022

Please ask for: Obafemi Okusipe
Tel: 01903737645

Your Ref:

Our Ref: Y/37/22/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 ref Y/158/21/PL relating to Condition Nos 7 - mitigation method statement providing details of how existing hedgerows to be retained, protected & enhanced; 9 - decentralised & renewable or low carbon energy; 11 - foul drainage system; 12 - Construction & Environmental Management Plan; 13 - bat method statement/mitigation strategy; covered & secure cycle parking spaces; 22 - charging of electric vehicles and 25 - external lighting.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 7

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 application is supported with Protective Fencing which provides details of existing hedge retained, new hedge planting, existing tree, proposed tree and hedge protective fencing. The Environment Officer confirmed that with they are satisfied that the information (protective fencing) submitted as listed below is suitable and no further information is required for this. The relevant information provided are listed below;

- Hedge Protection (Drawing No. - PHL-010 Revision A

As above, the LHA is satisfied in principle and these details are considered to meet the Council's policy requirements. The condition is therefore discharged on the basis of the submitted details provided.

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