

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 13

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**

This application provided evidence of confirmation of registration of site under Bat Mitigation Class Licence. The Natural England confirmed that the site was registered under the Bat Mitigation Class Licence before works to strip the roof took place. Based on the information you have provided, Natural England is satisfied that the works fall within the remit of WMLCL21 and that the three tests have been

met. Please accept this email as confirmation that the site is now registered and you can commence works on site as described in your site registration form and in accordance with class licence WML-CL21. Furthermore, this condition 13 is identical to condition 15 under Y/121/19/PL which has been discharged. The relevant information provided are listed below;

- confirmation of registration of site under Bat Mitigation Class Licence;
- discharge of condition 15 under Y/121/19/PL

As above, the LPA 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