

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

Date: 24th May 2022

Please ask for: Obafemi Okusipe

Tel: 01903737645

Your Ref:

Our Ref: Y/44/22/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 Y/158/21/PL relating to conditions 8-Method Statement for service crossings, 15-materials and finishes, 16-details of screen walls and fences and 18-broadband speed.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 16

No development above damp proof course (DPC) level shall take place until details of all new screen walls and fences have been submitted to and approved by the Local Planning Authority and none of the approved dwellings shall be occupied until such screen walls/fences associated with them have been erected. Consideration should be given to extending the existing flint wall along the rest of the site frontage. The details to be provided shall ensure that gaps are provided at the bottom of all boundary treatments in the locations indicated on drawing SDL-MHA-00-XX-DR-A-0020 Rev P01 to ensure that hedgehogs and other small mammals are able to move into/out of and around the development.

Reason: In the interests of amenity and of wildlife in accordance with policies D DM1 and ENV DM5 of the Arun Local Plan and the NPPF.

Decision:

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

This application provides evidence of site frontage with a new wall to the north and southern side of the new site access road as shown on drawing SDL-MHA-00-XX-DR-A-0003 Rev P05. It also includes hedgehog access which ensure openings are provided and in the positions as shown on drawing SDL-MHA-00-XX-DR-A-0020 Rev P01 to allow hedgehogs and other small mammals to roam and forage.

This information is contained in the documents listed below;

- SDL-MHA-00-XX-DR-A-0003 Rev P05;
- SDL-MHA-00-XX-DR-A-0020 Rev P01; and
- SDL-MHA-00-XX-DR-A-0030 Rev P01.

As above, the Council 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