

[REDACTED]

From: Simon Davis

Sent: 23 January 2026 13:17

To: 'Eamonn Prenter' [REDACTED]

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; alex baker [REDACTED]; Bailey Russell [REDACTED]

Subject: RE: AL/67/25/PL Nyton Rest - Suggested Planning Conditions

Dear Eamonn,

We agree to give the applicant 3 months to submit the details for conditions 3 and 4.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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Arun District Council, Civic Centre, Maltravers Rd
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: Eamonn Prenter [REDACTED]
Sent: 23 January 2026 12:30
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; alex baker [REDACTED]; Bailey Russell [REDACTED]
Subject: RE: AL/67/25/PL Nyton Rest - Suggested Planning Conditions

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Dear Simon,
Thank you for your email.

I have spoken to my client's representative.

Our client agrees to the suggested planning conditions. If they could, and acknowledging how difficult it can be to get technical assistance on matters such as drainage and biodiversity at relatively short notice, they would prefer a three month period. If it has to be two that is OK, but they would prefer three months, in respect of suggested conditions 3 and 4.

Regards,

Eamonn

Kind regards,

Eamonn Prenter

Director – Planning MIPI | MRTPI



Dublin, Cork & Galway

www.csrlandplan.ie

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Friday 23 January 2026 12:14
To: Eamonn Prenter [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: AL/67/25/PL Nyton Rest

Dear Eamonn,

Having reviewed the consultee responses and drafted the officer report, I have identified the need for the following conditions. Whilst none are pre-commencement that need your approval, I am allowing you an opportunity to review and comment on these. However, the ctte agenda closes next week and I am on holiday all week. Therefore, if you have any comments and can't reply to me today then please share with Daniel Vick and he will consider any amendments.

1 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan (received 11/11/25).

Proposed Site Plan ref 1483-02 Rev B.

Proposed Sections ref 1483-04 Rev A; and

The Proposed Lighting Plan ref 1483-04 previously submitted with AL/94/22/PL.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies C SP1, D DM1, QE SP1 and T SP1.

2 With the exception of caravans 1 and 2 which are to be occupied by travelling show persons in a management/site warden capacity, the remaining caravans shall not be occupied otherwise than as by a person or persons presently employed in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 (as amended).

Reason: The site lies in an area where permission for development unrelated to the essential needs of agriculture would not normally be granted in accordance with Arun Local Plan policies SD SP2 and C SP1.

3 Within 2 calendar months of this permission being granted, the applicant shall submit full details of the method in which foul sewage is treated at and disposed of at the site to the Local Planning Authority for approval in writing. The scheme shall also include details of how the treatment plant is maintained and managed, and details of the installed sewage pipe work layout and specifications. Should any modifications be subsequently required to the existing system then these shall be implemented within a further period of 4 months following approval of the details and permanently retained thereafter.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage and that there is no impact on protected groundwater supplies in accordance with Arun Local Plan policies W DM1 and W DM3.

4 Within 2 calendar months of this permission being granted, the applicant shall submit to the Local Planning Authority for approval in writing, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the "Biodiversity Enhancement Statement" (ref 25-072, 09 October 2025 by AEWC). The agreed enhancement measures shall be implemented in accordance with the approved details within a further period of 4 months following approval of the details and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

6 INFORMATIVE: An Environmental Discharge Permit is required for the package treatment plant and consent will be required from the Environment Agency. Should you not be in possession of one already then please contact the EA to obtain one. More information is available at: <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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