

EMAIL ONLY

Development Management Team
Arun District Council

Dowsettmayhew Planning,
Mocatta House,
Trafalgar Place,
Brighton,
BN1 4DU

URL www.dowsettmayhew.com

10 July 2026

Dear Sir/Madam

Application to Discharge Conditions 5 & 6 of planning permission EP/1/26/PL, at East Preston Depot, Station Road, East Preston, BN16 3AA

We act for Cube Storage and submit details pursuant to Conditions 5 and 6 of the above permission, which we respectfully request be discharged.

Both conditions are pre-occupation and relate to the following matters:

- Condition 5 - Ecological Enhancements; and
- Condition 6 - Cycle Parking.

In addition to this letter and the requisite application form, the Discharge of Condition application is supported by:

- Site Layout Plan with Ecological Enhancement Noted; and
- Sketch Layout of Bike Store Building.

Condition 5

Condition 5 seeks details of ecological enhancements. Its states that, *"Prior to the first use of any part of the development hereby permitted, a Biodiversity Enhancement scheme, providing the details and locations of biodiversity enhancement measures on site, shall be submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to the first use of any part of the development hereby approved and all such features shall be retained in that manner thereafter.*

Reason: To provide on site ecological enhancement for protected, priority, and/or other species and habitats in accordance with Arun Local Plan policy 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 & species)."

It should be acknowledge that the application site is entirely brownfield, with existing buildings that were not sought for alteration via approved change of use consent. Despite this, the Council have sought ecological enhancements, which, given the industrial/storage nature of the site and lack of green space, has somewhat limited the possibilities.

Nevertheless less, the applicant has worked hard to include a range of enhancements, including for:

- Bats;
- Birds; and
- Insects

With regards to birds, there will be general nesting boxes, but also specific nests for swifts, which are know to migrate to the area and are currently suffering a lost of nesting habitats.

In total, the applicant is proposing to erect the following:

- Beaumaris Bat Box x2;
- Schwegler 1B General Nesting Box x1;
- Ark Wildlife Swift Box x1;
- Woodside Insect Hotel x 2; and
- Wildcare Sparrow Terrace x1.

Supplied with this letter, is the approved site layout plan. This has been edited to indicate where the new ecological enchainments will be added to the buildings. This confirms the heights at which the various habitats will be erected and on which elevations of the two site buildings they will be added. The features are spread between both buildings, usually to sheltered locations such as under eaves and always set away from any artificial light source.

Given this, the applicant submits that the details submitted discharge Condition 5 in full and invite the Authority's written approval accordingly.

Condition 6

Condition 5 seeks details of cycle parking provision on site. The condition states, *"No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. These cycle parking spaces shall be retained in perpetuity.*

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1."

The approved application was accompanied by a Transport Assessment which highlighted the requirement for 9 cycle parking spaces on site. Having undertaken an audit of the site, the applicants located a brick built structure, to the eastern side of the yard near the secondary entrance. The building is unused for storage purposes and would provide a safe and secure bike store, for staff and clients. Bike loops will be provided on the wall and there is sufficient space for the number bikes required, along with an access walkway.

The applicant proposes that the bike store will have a combination lock on access door. The lock code will be provided to all staff and customers when new bookings for storage units are taken. Given the nature of self-storage, it is anticipated that it will mostly be used by staff.

Given this, the applicant submits that the details submitted discharge Condition 6 in full and invite the Authority's written approval accordingly.

Summary

The application seeks discharge of Conditions 5, & 6 attached to EP/1/26/PL.

The applicant would ask that Officers contact them promptly if there are any additional pieces of information required, or if they need to clarify any of the submitted details.

I look forward to receiving conformation that the application has been registered and a positive determination as soon as possible.

Yours faithfully

A large black rectangular redaction box covering the signature of Peter Young.

Peter Young BSc (Hons) MA MRTPI
Associate Director