

Mr Robert Flanagan
Casita
Hampers Lane
Storrington
Pulborough
RH20 3HZ

Dear Mr Flanagan,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of matters reserved by condition

Development: Variation of condition 2 imposed under LU/139/24/PL relating to approved plans and condition 3 relating to rewording of condition. LU/33/26/S73 Conditions(s) 4 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Assessment and Preliminary Bat Roost Assessment undertaken by ArbTech (Dated: 28/09/23), and ecological details and dimensions in plan format of the replacement pond hereby approved, 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 first occupation of any part of the development 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 2023 and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

PLEASE note Condition 3, the applicant will not be undertaking felling on 7No. Monterey at this time.

Location: Land To The East Of Flint Acre Toddington Lane Littlehampton BN17 7PN

Thank you for your application submitted via the internet on 31st August 2026. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number **LU/212/26/DOC**.

Once your application has been checked we will contact you again.

This letter does not confirm validity of the application/documentation submitted.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>