

Mr Flanagan
Casita
Hampers Lane
Storrington
RH20 3HZ

Date: 10th September 2026

Please ask for: Hebe Smith
Tel: 01903 737626

Your Ref:

Our Ref: LU/212/26/DOC

Dear Mr Flanagan,

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 LU/33/26/S73 relating to condition 4-
Biodiversity Enhancement Statement.
Land to the East of Flint Acre Toddington Lane Littlehampton BN17 7PN

Notification regarding the above application:

Condition Number 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).

Decision:

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

The Biodiversity Enhancement Layout submitted has been assessed in consultation with the Ecology Officer and found to be acceptable and those comments are accepted.

The condition is discharged on the basis that the development is carried out in accordance with the

Biodiversity Enhancement Layout 25011 AA V1 G DR A006-.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning