

Jonny Cooper

From: Emma Sheppard
Sent: 16 July 2025 16:58
To: Planning.Responses
Subject: FW: LU/72/25/OUT

Good afternoon

Please can the following be uploaded to the above application.

Many thanks

Emma

Emma Sheppard BA (Hons) MRTPI
Principal Planning Officer
Planning Services

T: 07851 243252
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Working days Tuesday-Friday

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Our priorities...

Improving the wellbeing of Arun	Delivering the right homes in the right places	Supporting our environment to support us	Fulfilling Arun's economic potential	

Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 16 July 2025 16:55
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Subject: RE: LU/72/25/OUT

Hi Emma,

The BNG enhancement and creation on site in both phase 1 and phase 2 are considered significant as medium distinctiveness habitats are included.
The BNG needs to be secured through a S106 agreement.

I recommend the following conditions:

BNG1

PCBNGMON1

PCREP1

ECOLIGHT2

PCECOCON1

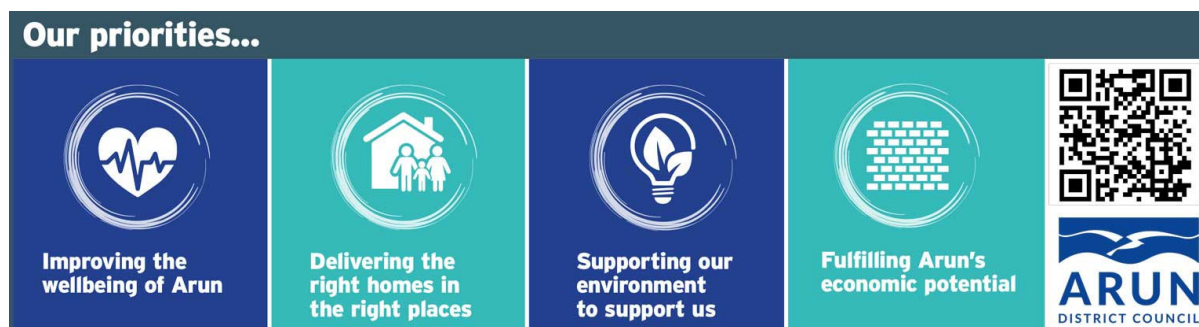
Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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E: jonathan.best@arun.gov.uk

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From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Sent: 16 July 2025 14:36

To: Jonathan Best <Jonathan.Best@arun.gov.uk>

Subject: LU/72/25/OUT

Hi Jonathan

I hope you are well.

The above application has been reallocated to myself and I had a brief catch up with Simon yesterday.

I have noted your updated comments and was just questioning whether there are any conditions you wish to see imposed.

Kind regards

Emma

Emma Sheppard BA (Hons) MRTPI
Principal Planning Officer
Planning Services

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