Batcheller Monkhouse

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West Sussex

Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

[redacted]

29th May 2026

Dear Sir / Madam

LY/13/25/PL – Siting of 3 No. Temporary Structures and Associated Works
Back Arun Fishery
Discharge of Condition 4 and 5

This letter accompanies a Discharge of Condition application relating to the approved planning application associated with the siting of 3 No. Temporary Structures and associated works on land located at Back Arun Fishery.

Background

Planning permission was granted under reference LY/13/25/PL dated 18th March 2026.

The approval was subject to Conditions 4 and 5 which requires the following:

Condition 4:

Commencement of the development shall not begin until details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

The development shall be implemented in accordance with the approved information prior to the first use of the temporary structures and maintained whilst the structures are on site.

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Reasons: To ensure the development does not contribute towards flood risk at the site in compliance with Arun Local Plan policy W DM2. This is required to be pre-commencement as this needs to be considered before development starts.

Condition 5:

Prior to any occupation, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the 'Preliminary Ecological Appraisal and Biodiversity Net Gain Baseline Report R.01,8/12/2025', 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 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).

Condition 6:

No part of the development hereby approved shall be first brought into use until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Any structure proposed as part of the cycle parking provisions must be of an appropriate design and siting for the character of the site and area. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car, and to encourage enjoyment of the surrounding countryside without compromising the visual amenities of the site or area in accordance with Arun Local Plan policies T SP1 & TOU DM1.

Condition 4

In relation to Condition 4 attached to this discharge of conditions application, details are provided outlining the proposed means of foul drainage disposal, together with the client's consultation with Southern Water, the proposed contractor works, and a diagram of the proposed works.

Condition 5

A biodiversity enhancement layout plan has been produced by AWEC and provides a summary of the proposed enhancement measures, together with the finalised locations and details of the biodiversity enhancements on site.

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This include:

- 11 No. Native Trees
- Grassland Enhancement
- Scrub Enhancement
- Installation of bird nesting boxes
- Installation of bat roosting boxes
- Creation of Log Piles/Refugia

It is believed that the attached information provided sufficiently provides the required information to discharge conditions 4 and 5 attached to planning permission LY/13/25/PL.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully

[redacted]

Charlotte Catton-Giltinane AssocRTPI
Senior Planner
Planning and Development

Enc. Drainage Plan Letter
Diagram of Works
Contractor Details
Biodiversity Enhancement Layout Plan