

PLANNING, DESIGN & ACCESS STATEMENT



Siting of 3 Temporary Structures
and associated works

at

Land to the East of Back Arun Fishery
The Causeway
Arundel
BN18 9JJ

November 2025

Pr [REDACTED]

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1. Introduction

- 1.1 Planning permission is sought for the siting of 3no temporary structures on an area of existing hardstanding on land located to the east of Back Arun Fisher in Arundel.
- 1.2 The Applicants, Angling4Education rent the land from the Norfolk Estate and are an Alternative Provision provider offering innovative and specialist educational provide to children and young people throughout West Sussex and the surrounding areas.
- 1.3 This Planning Statement provides the following information:
- Description of the site and its surroundings
 - Details of the proposals
 - Planning background
 - Appraisal against all relevant planning policy.



2. Site Description and Surrounding Area

- 2.1 Back Arun was established 25 years ago and consists of a commercial fishery which is open to the general public. In recent years the number of anglers has reduced due to insufficient levels of maintenance which has resulted in a decline in the quality of fishing on offer.
- 2.2 There are two canal-style fishing lakes on site, both of which are in urgent need of regeneration. Following a professional fishery management survey commissioned by the applicants in the recent months, poor maintenance has resulted in both lakes becoming heavily silted and requiring immediate attention in order to recover. Without considerable investment the fishery will continue to degrade and the lakes silt up and be lost.
- 2.3 Beyond the lakes is approximately 7 acres of scrubland and woodland.
- 2.4 The application site consists of an area of existing hardstanding that has been used historically for the citing of storage containers, one of which is still present, along with parking for the wider fishery.

Figure 2.1 - Site Location

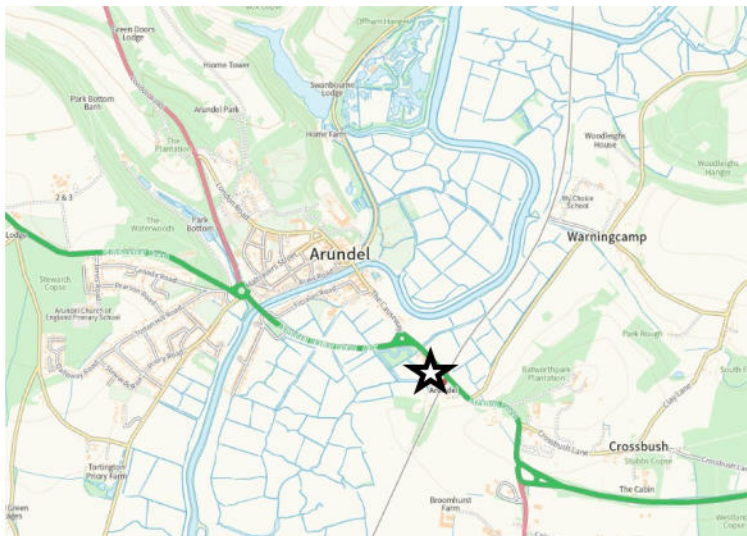


Figure 2.2 - Existing Site Plan

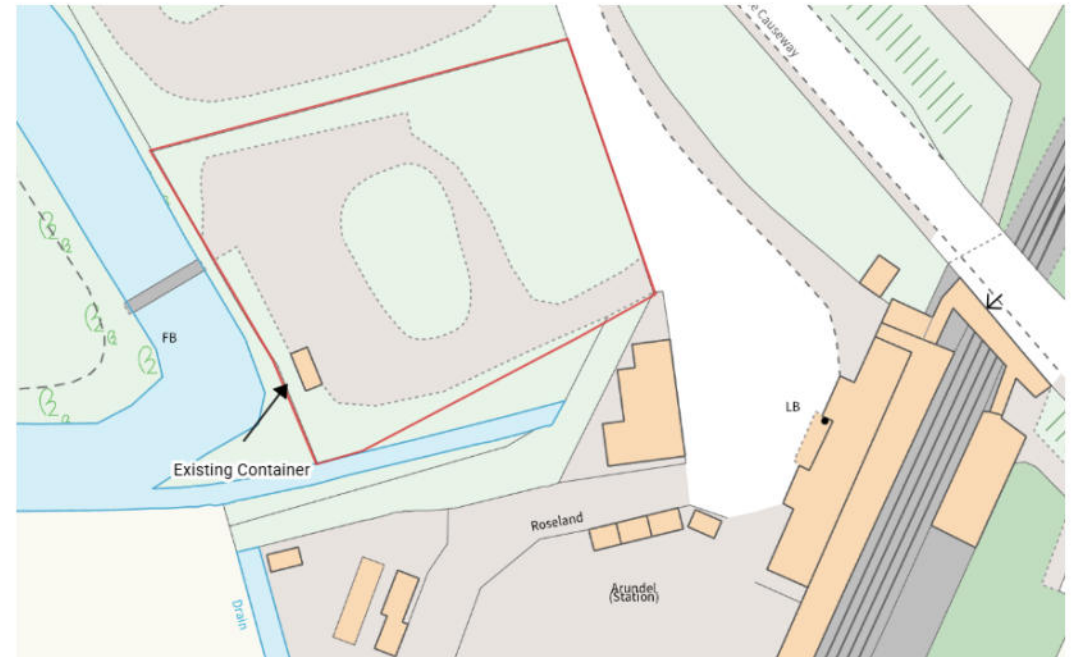


Figure 2.3 - Google Earth image from 2024

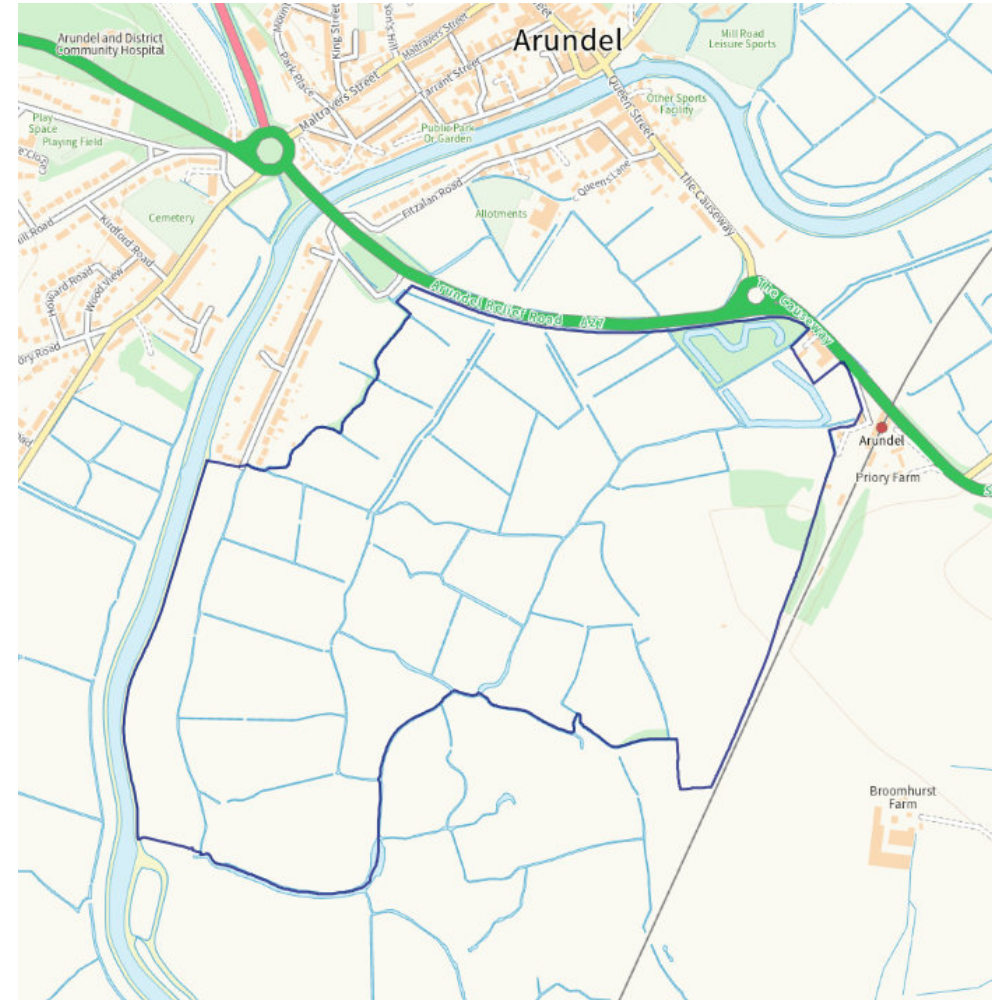


Figure 2.4 - Site Photographs



- 2.5 The site will still be run as a commercial fishery but will also be used in connection with the alternative provision run by Angling4Education.
- 2.6 Angling4Education (the applicants) have been established since 2010 had collaborate with over 100 schools and organisation with their core mission being to improve engagement in education of children and young people through activity-based, experiential learning that supports both academic and emotional growth.
- 2.7 The applicants current business model involves children and young people (CYP) accessing various private/public outdoor spaces across the West Sussex areas, and the organisation renting office space in separate locations not suitable or accessible to CYP. Whilst the model has been successful and the organisation has grown the limitations have been apparent and they now require an appropriate base in order to grow.
- 2.8 It has taken the organisation five years to identify a site capable of meeting all its needs while supporting the growth forecast by West Sussex County, which anticipates a 10% annual increase in demand for Alternative Provision such as that offered by Angling4Education.
- 2.9 The proposal will enable the applicants to provide an array of activities including fishing, bushcraft, wildlife identification, pond dipping, scavenger hunts, flora and fauna identification as well as conservation and wildlife surveys all under one location. They will also ensure that where practical disability access is achieved across the site.

Figure 2.5 - Land within the Tenancy/Land Ownership



2.10 The site is accessed from Station Approach via a private access directly off The Causeway (A27). Station Approach is shared with users of Arundel train station. Access to the Back Arun Fishery is only used by visitors to the site.

Figure 2.6—Site Access



2.11 There are no public rights of way that affect the site as shown on the West Sussex County Council Definitive Map in Figure 2.8.

2.12 The site is well connected to public transport links being within walking distance from Arundel Train station and a number of bus stops as shown in Figure 2.9.

Figure 2.8 - WSCC Definitive Map

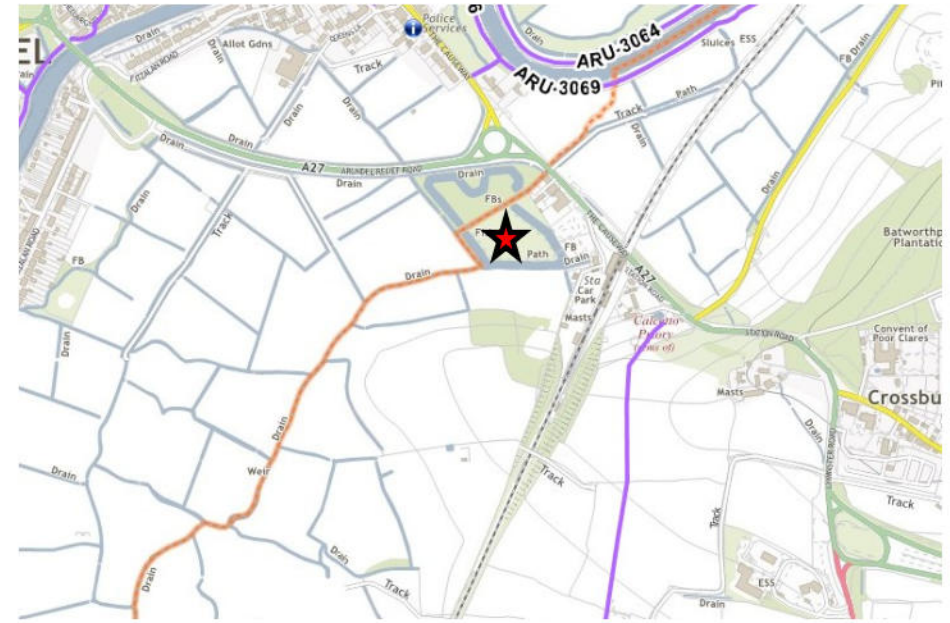


Figure 2.9— Public Transport Connections

Summary Table

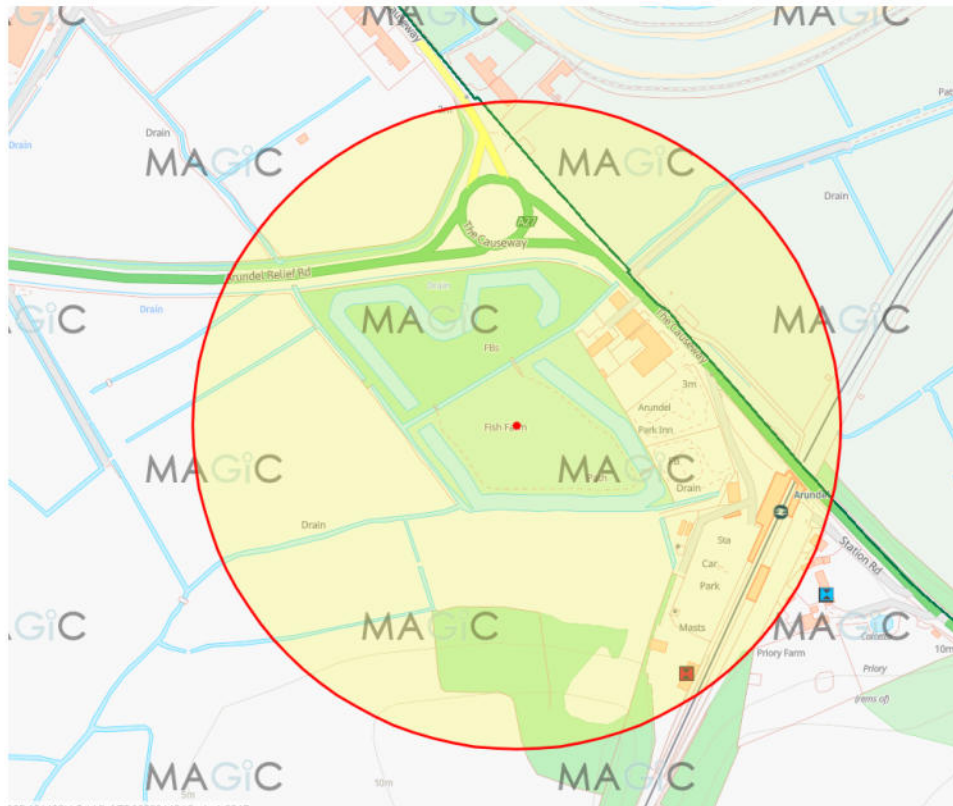
Transport Type	Option	Distance / Info
Bus Stops	Queen Street (NW & SE), Riverbank, etc.	155–366 m walk
Train Station	Arundel Rail Station	~500 m (~6 min walk)
Alternate Stations	Ford, Littlehampton, Amberley, Angmering	Approximately 3–6 km away
Rail Services	London, Gatwick, Bognor Regis	Frequent services via Arun Valley Line
Bus Connections	Stagecoach No. 9	Direct links to Littlehampton, Shoreham, etc.

3. Planning Background

Environmental Designations

- 3.1 The application site is not subject to any environmental designations as shown in Figure 3.1.
- 3.3 There is one listed building nearby which is the Grade II listed known as The Premises of Arundel Builders Merchants Ltd at Arundel Station located 165m to the south east of the application site.

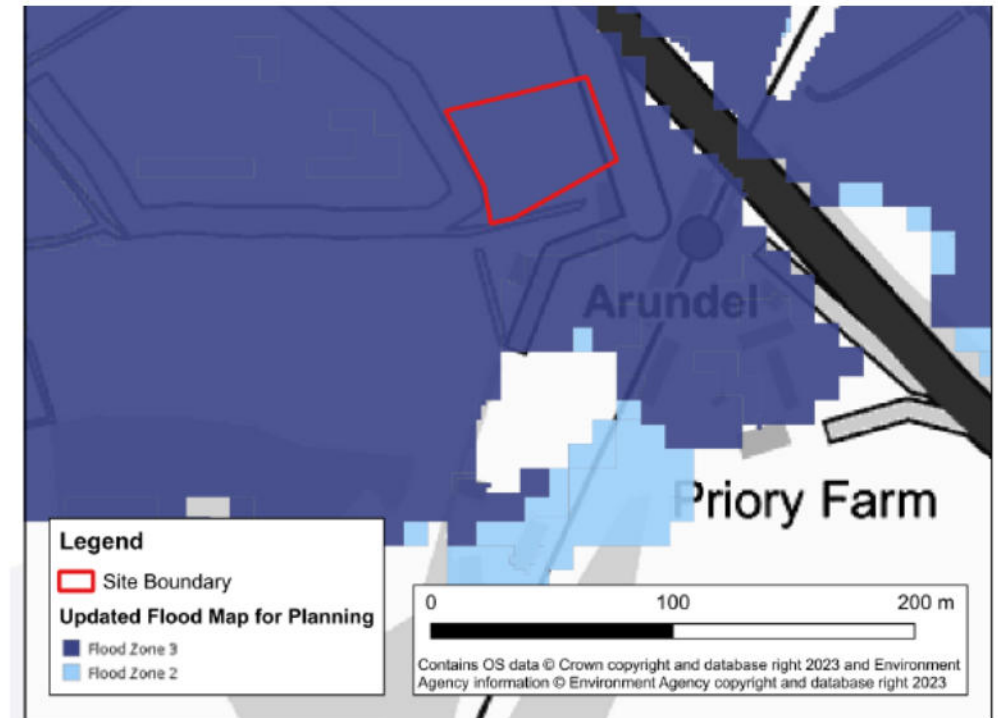
Figure 3.1—MAGIC Map showing designations within 250m of the application



Flood Risk

- 3.4 The site lies within Flood Zone 3 as shown on the Environment Agency's Map for Planning in Figure 3.2.

Figure 3.2—Environment Agency Flood Map for Planning



- 3.5 A Flood Risk Assessment was undertaken by GeoSon and which accompanies this planning application and confirms the following:
- The site is located within Flood Zone 3 (including the functional flood-plain).
 - However, given the nature of the proposals (water-based recreation) the development is classified as 'Water-Compatible'.
 - "Water-Compatible" development is acceptable within Flood Zone 1, 2, 3a and 3b.

4. Proposed Development

- 4.1 The applicants are seeking planning permission for three modular temporary buildings which will be used in association with the offering provided as an Alternative Provision provider to children and young people through West Sussex and the surrounding areas and which will be used during school term times only and occasional after school offerings.
- 4.2 The fishery associated within the wider site will still remain open to the general public and will be used in association with the offering provided by the applicants.
- 4.3 The buildings subject to this application will be used by staff and young people as part of the alternative provision programme. The operating hours will be between the hours of 9am to 5pm weekdays with the children leaving by 3pm. A maximum of up to 20 young people will be in attendance at any one time and will have staff on hand to facilitate the provision provided at all times.
- 4.4 The three buildings will include a base for staff to use to undertake admin and paperwork, toilet facilities as well as a changing room.
- 4.5 The buildings will be temporary structures with no permanent foundations so that the land can return to its former use should this be required in the future.

Building 1 measures 5.8m x 4.5m and will provide office facilities for the staff of Angling4Education.

Building 2 measures 4.3m x 3m and will provide washroom facilities to visitors

Building 3 measures 12m x 2.4m and will provide changing room facilities

- 4.6 The modular buildings will be sited on an area of existing hardstanding that have previously been used for a mixture of storage as evidenced by the existing storage container that remains on site and parking associated with the fishery.
- 4.7 The huts will use low energy light bulbs which will be on sensors and will have light grey fascias.

Figure 4.1 - Proposed Site Layout

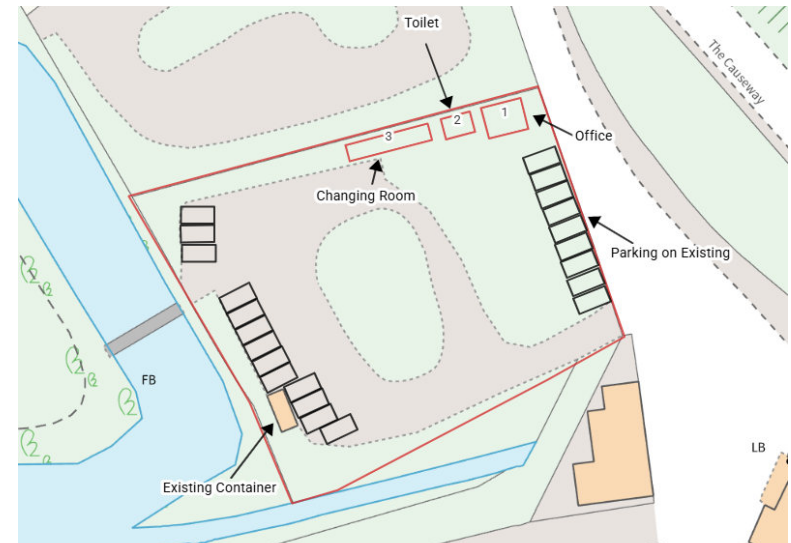
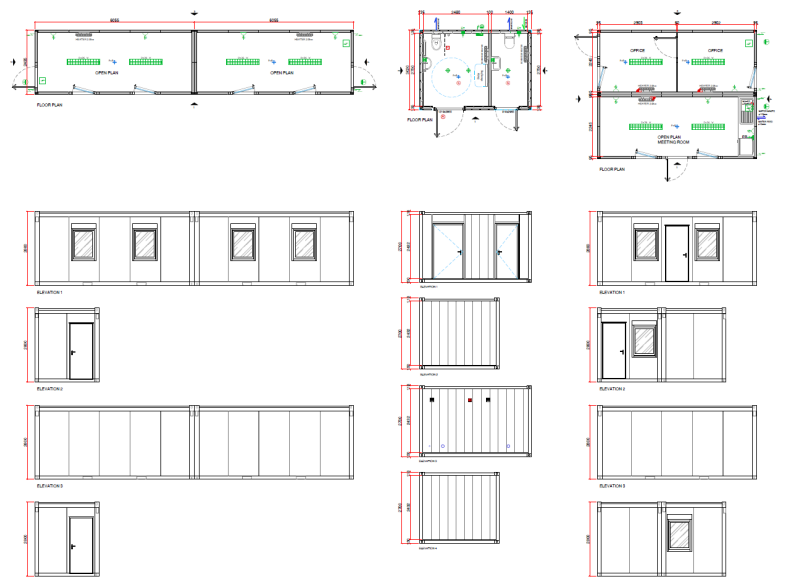


Figure 4.2 - Proposed Buildings Plans



- 4.8 As part of the wider programme, the applicants intend to regenerate the lakes with guidance from qualified local ecologists and Natural England. They also plan to implement a rewilding scheme across neglected and overgrown areas of the site, including the planting of trees, hedgerows, wildflowers, and aquatic plants.
- 4.9 These improvements are expected to enhance public awareness of the fishery. To protect the natural environment and wildlife, measures will be introduced to monitor visitor numbers and manage site access at any given time.
- 4.10 Staff parking will be accommodated within the application site on the existing hardstanding area, as shown in the proposed site plan (Figure 4.1).
- 4.11 Visitors will be transported to the facility by staff, as part of the wraparound care service provided. Consequently, no additional on-site parking will be required for visitors during term time.
- 4.12 As noted above, the long-term vision includes regenerating the lakes under professional ecological supervision and delivering a rewilding programme that incorporates the planting of trees, hedgerows, wildflowers, and aquatic species.
- 4.13 These environmental enhancements are anticipated to increase public engagement with the fishery. To safeguard habitats, visitor activity will be carefully monitored to ensure the site's ecology is preserved.
- 4.14 The organisation has been operating since 2010 and has built a strong reputation, supported by numerous testimonials from members of the community who have benefited from its services as noted in Figure 4.3.

Figure 4.3 - Testimonials



Bourne Community College

We took 12 pupils with Special Educational Needs on a residential trip with Angling4Education and I can honestly say it was the best group experience those pupils had ever had. They were able to learn new skills, communicate well with one another, work towards a goal and show independent living skills that impressed their parents. I would thoroughly recommend the experience to stretch pupils, show them a glimpse of their potential and encourage communication skills they will need for life.

Dejeniera Pygott

Student Support Manager



ANGMER

The Angmering School

Our partnership with Angling 4 Education has been one that has provided some essential and extremely targeted support to a number of the most vulnerable students in our community. Luke and the team have always remained open-minded and creative in their approach to working with young people, constructing a package that has the needs of the child first. This often means that families and young people in crisis are helped in a timely fashion, with A4E staff working alongside them, the school and other agencies to de-escalate, rebuild and engage. We are incredibly grateful that we have such a fantastic ongoing relationship with A4E and will continue to work with them and their incredibly skilled staff.

Matthew Whatford

Deputy Headteacher



Seymour Primary School

Seymour School recently commissioned Angling4Education to work with a child who had been difficult to engage in school. Through a series of sessions, A4E staff very quickly built up an effective rapport with the child. As a result, this project had a positive impact on the child's emotional well-being and ability to access learning. We were particularly impressed with A4E's understanding of how to develop emotional literacy and their effective communication with us which allowed us to reinforce the work done in sessions. It is definitely an intervention that we will consider for the future.

Nichola Atkinson

Pastoral Support Teacher



Bowdon House School

The provision provided by Angling4Education is second to none. They have worked with many of our boys from a very high end behaviour school. The boys have always been engaged, learnt a huge amount and have relished their time with Angling4education team. I would not hesitate to recommend this as a wonderful educational enrichment opportunity, a standalone experience or, as we use- a regular intervention programme.

Aaron Sherwood

Deputy Head Teacher



West Park Primary

We commissioned Angling4Education to work with a child who struggled with anxiety. His behaviour was very extreme at times and he was at risk of permanent exclusion. Angling worked with him and quickly built up a trusting relationship with him. They helped him to work through situations that he found hard and gave him strategies to deal with his emotions.

Since the success we had with that child, we have recently commissioned them to work with other children who have also been at risk of exclusion, due to high levels of physical violence against staff and peers. The staff are extremely experienced at working with children with challenging needs and they are happy to support any child. Their passion and dedication for helping children that struggle in mainstream settings is second to none. The staff communicate regularly with us and keep us updated about how the children are progressing. I would highly recommend Angling4Education to anyone looking for a different approach to keeping children in mainstream education.

Micki Garner

SENCO



Littlegreen Academy

Angling4Education is providing Littlegreen School the opportunity to deliver personalised education. Pupils that attend there courses learn new skills with instructors that are supportive, knowledgeable and patient. The pupils are focusing on school and personal targets and have the opportunity to talk and share experiences/concerns with staff outside of school. An improvement in personal and social development has been recognised in every boy that has had the opportunity to attend. Pupils at Littlegreen School thoroughly enjoy the courses – it is often highlighted as one of their favourite experiences in Key Stage 4.

Hannah Davis

Deputy Head

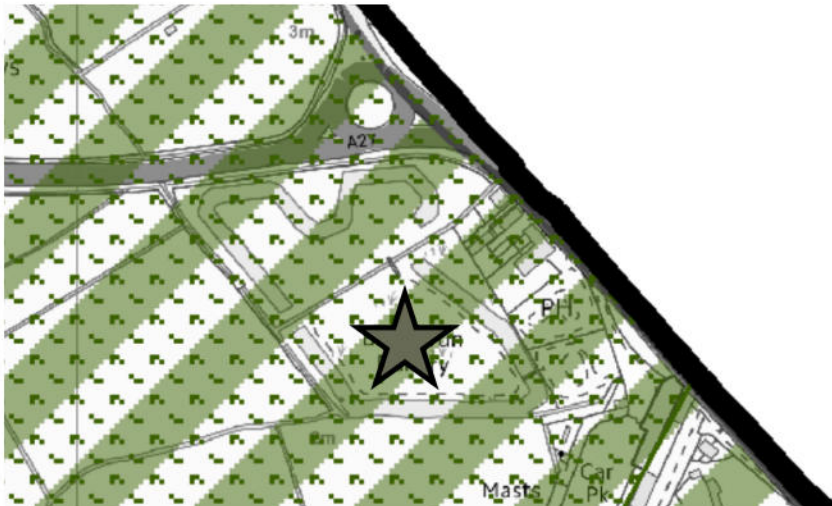
5. Planning Policy

5.1 Planning applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan comprises the Arun Local Plan and the Arundel Neighbourhood Plan. The National Planning Policy Framework is also a material consideration.

Arun Local Plan

5.2 The Local Plan Policies Map identifies the site as lying within a Biodiversity Opportunity Area (BOA) and Gap Between Settlements.

Figure 5.1—Arun Policies Map Extract (site marked with a star)



5.3 The following policies are therefore of relevance:

5.4 Policy SD SP1 states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

5.5 Policy C SP1 states that land outside of built-up area boundaries will be defined as countryside and will be recognised for its intrinsic character and beauty. Certain forms of development will be permitted in the countryside, for example for the diversification of the rural economy, or where it otherwise is in accordance with other policies in the plan which refer to a specific use or type development.

5.6 Policy SD SP3 states that gaps between settlements such as Arundel to Littlehampton will be protected to prevent coalescence and retain their separate identity and would only be permitted within the gaps if it would not undermine the physical/and or visual separation of settlement and cannot be located elsewhere.

5.7 Policy HWB SP1 states that development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities.

5.8 Policy ENV SP1 the council will enough and promote the preservation, restoration and enhancement and biodiversity and the natural environment.

5.9 Policy W DM2 requires development in an area of risk of flood to have a site specific Flood Risk Assessment to demonstrate the development will be safe.

Arundel Neighbourhood Plan (2018-2031)

5.10 The Neighbourhood Plan has a number of objectives which it seeks to achieve. Of relevance to the application are the following:

Policy 1: The Presumption in Favour of Sustainable Development

5.11 Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Development Plan are out of date.

Policy 6: Transport, Access And Parking

5.12 The neighbourhood plan will support proposals to promote walking, cycling and the use of public transport, including making proper provision for those with mobility impairment.

National Planning Policy Framework

5.13 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development and approve development that accords with an up-to-date development plan without delay or where there are no relevant development plan policies, or policies which are most out-of-date.



Arundel Neighbourhood Plan 2014-2029

Pre-Submission Plan



Published by Arundel Town Council for Pre-Submission Consultation under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42

May 2013

6. Planning Appraisal

6.1 The main issues in the consideration of this application are considered to be:

- **Principle of development**
- **Design and Appearance**
- **Flood Risk**
- **Ecology**
- **Amenity Impacts**
- **Highways**

6.2 These are discussed in more detail below.

Principle of development

- 6.3 The proposal is consistent with Policies C SP1, SD SP3 and W DM2 which encourages and promote the preservation, restoration and enhancement and biodiversity of the natural environment and where development is designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. The small scale of the proposal is appropriate to the countryside location and historic use of the site and will maintain the quietness and tranquillity of the setting without impacting on any neighbours.
- 6.4 The applicants, Angling4Education provides an alternative provision during term time that supports young people across West Sussex currently, helping them to re-engage with longer-term educational opportunities through structured outdoor and environmental learning. The proposed development would enable the delivery of a broad programme of activities across the wider site, including fishing, bushcraft, wildlife identification, pond dipping, scavenger hunts, ecological recording, and conservation projects. Inclusive access will also be addressed, with provision for those with disabilities incorporated wherever practicable. The proposal therefore accords with Policy 5 of the Arundel Neighbourhood Plan, which safeguards and promotes community and educational facilities. It is also consistent with Policy SP1 (Sustainable Development) and Policy DM9 (Provision of Community Facilities) of the Arun Local Plan, both of which support development that meets identified social and educational needs. Furthermore, the scheme aligns with the National Planning Policy Framework (para. 92), which requires planning decisions to promote healthy and inclusive communities by enabling access to high-quality community and educational provision.

- 6.5 The wider fishery will remain open as a commercial fishery but will be used as open space associated with the activities undertaken with the visitors to the Angling4Education provision which will be run during term times only between limited hours of 9am to 5pm, with visitors leaving the facility by 3pm.

Design and Appearance

- 6.6 The proposal seeks permission for the siting of three temporary modular structures on an area of existing hardstanding that has historically been used for storage and parking, thereby making effective use of previously developed land. The buildings will provide essential facilities for the operation of Angling4Education, including changing areas and washrooms for young people attending the site, together with office space for staff. The structures are of modest scale and low impact, designed to sit discreetly within the landscape and benefitting from existing natural screening. As the units are temporary and require no foundations, they can be removed without harm to the site, ensuring full reversibility. The proposal is therefore consistent with Arun Local Plan Policy SP1 and DM27, as well as NPPF objectives to make efficient use of land, support well-designed places, and protect the natural environment.

Flood Risk

- 6.7 The application site is located within Flood Zone 3 as defined by the Environment Agency. In line with the National Planning Policy Framework (NPPF, 2023, paras. 159–169) and associated Planning Practice Guidance, a site-specific Flood Risk Assessment (FRA) has been undertaken. The FRA confirms that the proposed use is classified as “Water-Compatible” development, which the NPPF recognises as acceptable within Flood Zones 1–3 (including the functional floodplain), provided appropriate resilience and safety measures are secured.
- 6.8 The FRA identifies tidal and fluvial flooding from the River Arun as the primary risk to the site, with additional minor risks from groundwater and reservoir flooding. To address this, mitigation measures have been recommended, including raising finished floor levels by 600mm above ground level, installing flood-resistant materials and services, and implementing a Flood Warning and Evacuation Plan. Access to higher ground is available via Station Approach, ensuring safe egress during flood events. These measures satisfy the requirements of Arun Local Plan Policy SP26 (Flood Risk) and DM37 (Flood Risk and Coastal Protection), which require that development in areas at risk of flooding is made safe without increasing risk elsewhere.

- 6.9 In addition, the Sequential Test has been addressed: Angling4Education has undertaken a five-year search for suitable sites across West Sussex and has demonstrated the uniqueness of the Back Arun site, particularly in its accessibility by both car and rail. The Exception Test is also satisfied as the proposal provides clear sustainability benefits—improving access to alternative education and outdoor learning—while ensuring that the development will be safe for its lifetime. The application therefore complies with both national and local planning policy in respect of flood risk.

Ecology

- 6.10 An ecological walkover survey was undertaken by Mark Wardle of the car parking and entrance area at the Back Arun Fishery, The Causeway, Arundel. An initial site visit was carried out in March 2025, followed by 2 further visits in August and October. The survey confirmed that no further ecological work was required as detailed in the accompanying report.
- 6.11 The planning application is exempt from Biodiversity Net Gain (BNG) requirements and regulations, cited in the statutory notice of 2024, No. 47 BNG (Exemption) Regulations as amendments to the 1990 Town and country Planning Act.

Amenity Impacts

- 6.12 The proposed structures, which comprise modest changing and washroom facilities, will be used exclusively in association with Angling4Education and the use of the wider site, which has been operational as a commercial fishery for over 25 years.
- 6.13 Use of the buildings will be between the hours of 09:00 and 17:00, with a maximum of 20 young people present at any one time with adequate number of staff members to provide the provision and supervision to the visitors on site for that day. This scale of activity is low and controlled, and as such will not give rise to any unacceptable impacts on neighbouring uses or the wider locality. This is consistent with Arun Local Plan Policy QE SP1 Quality of the Environment, which seeks to ensure that development does not result in harm to the amenities of existing and future residents.
- 6.14 Transport arrangements will ensure that all visitors are brought to the site by staff vehicles. Consequently, there will be no increase in vehicle movements over and above those normally associated with the wider site's established use as a commercial fishery. The proposal is therefore in accordance with Arun Local Plan Policy T SP1 Transport and Development, which promotes sustainable travel and seeks to minimise impacts on local highway networks.

- 6.15 Furthermore, the wider site will continue to function as a commercial fishery, with the applicants committed to the ecological restoration of the lakes. This will improve fish stock levels, enhance biodiversity, and deliver wider environmental betterment. These commitments align with Arun Local Plan Policy ENV DM2 Protection of Open Space, Sport and Recreation Facilities and the Arundel Neighbourhood Plan's objectives to safeguard and enhance community facilities and the natural environment.

Highways

- 6.16 The site is accessed from Station Approach via a private access directly off The Causeway (A27). Station Approach is shared with users of Arundel train station. Access to the Back Arun Fishery is only used by visitors to the site and no alternations are proposed as part of this application.
- 6.17 As mentioned previously staff will bring visitors to site via their own vehicles so only staff parking will be required, due to the low numbers of visitors proposed as part of the specialist alternative provider offering it is not envisage that the proposal will provide an increase in traffic movements that the wider sites existing use as a commercial fishery.

6. Summary

Planning permission is sought for the erection of 3 3no temporary structures on an area of existing hardstanding on land located to the east of Back Arun Fisher in Arundel.

The proposals are considered to comply with all relevant planning policy and it s therefore hoped that the planning authority will feel able to support the application.